

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
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3	22323 Ext. of Time Granted 1 yr.	Gary Zachow, Lessee Request for an extension of time to obtain necessary permits.	5958 N. 36th St. (9th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the extension for 1 year. Seconded by Catherine M. Doyle.

4	22345 Ext. of Time Granted 6 mo.	Milwaukee School of Engineering, Property Owner By: Ken McAteer Request for an extension of time to obtain the necessary permits to occupy the premises as a college and offices.	1235 N. Milwaukee St. (4th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the extension for 6 months. Seconded by Catherine M. Doyle.

5	22336 Ext. of Time Granted 1 yr.	Elder Ruben Madison, Property Owner Request to obtain an extension of time to comply with the conditions of the decision.	2340 W. Hopkins St. (10th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the extension for 1 year. Seconded by Catherine M. Doyle.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
6	22306 Variance Granted	El Rey Mexican Products, Inc., Property Owner By: Ernesto Villarreal Request to occupy the premise as a food manufacturing facility.	1530 S. Muskego Ave. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 landscaping and screening plan is upgraded to replace the Ginko trees with shade trees.
5. That this Variance is granted for a period of time commencing with the date hereof and expiring March 26, 2007.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
7	22204 Special Use Grant 10 yrs.	La Voz De Dios, Property Owner By: Rev. RaDameo Ramos Request to occupy the premises as a church.	1570-72 W. Grant St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 vehicles are parked in or otherwise obstruct the easterly driveway on W. Grant St.
5. That landscaping and screening plans for the parking area are submitted. These plans must meet the intent of s.295-75.
6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
8	22327 Use Variance Granted 10 yrs.	Milwaukee Achiever Program, By: Thomas Kranick Request to occupy a portion of the 1st floor as a basic skills adult training facility.	1506 W. Pierce St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 Variance is granted for a period of ten (10) years, commencing with the date hereof.

9	22206 Special Use Adjourned	Walter Kocuja, Property Owner d/b/a Wally's Shell Request to construct a 24' x 48' canopy (in addition to existing canopy) to accommodate new dispensers.	3725 S. Howell Ave. (13th) Ayes: Nays: Abstain:
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This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
10	22225 Variance Granted	Mega Marts, Inc., Lessee By: Gary Kaufman Request additional signage for the existing pylon sign.	150 W. Holt Ave. (14th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 appellant replaces the existing signage located at the northwest corner of W. Holt Ave. and S. Chase St. with signage as approved by the Department of City Development-Planning Administration section.
5. That this Variance is granted for a period of time commencing with the date hereof and expiring Novemeber 3, 2007.

11	22287 Variance Granted	Kristine Martinsek, Property Owner Request to construct a 2nd floor studio space to the existing detached garage with accessory to the dwelling unit.	1325 E. Potter Ave. (14th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That these Variances are granted to run with the land.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
12	22308 Special Use Adjourned	Mt. Olive Lutheran Church, Property Owner By: Peg Bartelt Request to occupy the premises as a day care center for 70 children, ages 2.5-12 yrs., from 6AM to 6PM.	5301-27 W. Washington Blvd. (16th) Ayes: Nays: Abstain:

This item was adjourned at the request of the alderman and will be rescheduled for the next available hearing date.

13	22267 Variance Granted 10 yrs.	J.L. Marcus, Property Owner By: Jack Marcus Request to alter the 1st level of the existing parking structure into a warehouse/storage area.	5300 W. Fond du lac Ave. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 Variance is granted for a period of ten (10) years, commencing with the date hereof.

14	22263 Special Use Adjourn	Milwaukee SMSA Limited Partnership, Lessee By: James H. Gormley Request to occupy a portion of the cemetery with a telephone equipment structure and transmission tower.	5402 N. 91st St. (5th) Ayes: Nays: Abstain:
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This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
15	22333 Variance Granted 10 yrs.	Bezelee Martin, Property Owner By: Paul Whitenack Request to occupy the premises as a parking lot.	2318-20 N. 5th St. (6th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 driveway on N. 5th St. is narrowed to a width of 18 ft. and aligned with the parking lot aisle.
5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

16	22285 Special Use Adjourned	Robert Lee, Sr., Lessee d/b/a Bob Lee's Hand Car Wash By: Susan Watkins Request to occupy the premises as a used car sales facility.	2225 N. 7th St. (6th)
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This item was adjourned at the request of the Department of City Development and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
17	22319 Special Use & Variance Granted	Aurora Healthcare Metro, Inc., Property Owner By: Kristine K. O'Meara Request to construct additional stories to the existing structure.	2801 W. Kinnickinnic River Pkwy. (8th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 appellant apply for a zoning change to General Plan Development for any future expansion of the hospital campus.
5. That this Special Use and this Variance are granted for a period of time commencing with the date hereof and expiring January 23, 2017.

18	22300 Special Use Granted 10 yrs.	Safelite Glass Corp., Lessee By: Matt Phillips Request to continue to occupy the premises as an automobile glass sales and installation facility.	8042 N. 76th St. (9th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
19	22322 Variance Granted	Daniel Gagliano, Property Owner Request to build a deck on top of a garage, which includes the addition of a breeze way roof.	4062 S. 76th St. (11th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
20	22284 Variance Granted 10 yrs.	Palermo Villa Inc., Property Owner By: Jack Fallucca Request to construct an addition to existing building for manufacturing and processing of pizzas.	808 W. Maple St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

This item was adjourned at the request of the Department of Neighborhood Services and will be rescheduled for the next available hearing date.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 signage is limited to a maximum of 17.5 sq. ft.
5. That facade and elevation plans are submitted to the Department of City Development-Planning Administration section for approval.
6. That the hours of operation are limited to 7:00 a.m. through 9:30 p.m.
7. That all trailers operating with a gas engine during the day are to be shrouded.
8. That a refrigerated trailer with an electric standby unit, which will not exceed the nighttime or daytime noise limitation, is acquired.
9. That, with the help of an acoustical engineer, the appellant continues to explore more effective methods for blocking noise during the day and night.
10. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
21	22314 Variance Granted 10 yrs.	Michael P. Gaffney, Lessee Request to occupy the premises as a retail floral shop.	319 E. Howard Ave. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 total signage does not exceed 17.5 sq. ft.
5. That signage shall not be internally illuminated.
8. That no portable message board signage is permitted.
9. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

22	22309 Special Use Adjourned	Jeff Ellsworth, Prospective Buyer Request to occupy the premises as a type "B" restaurant.	4939 S. Howell Ave. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to adjourn the appeal. Seconded by Catherine M. Doyle.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
23	22307 Special Use Adjourned	Drinkmasters Inc., Property Owner d/b/a Mark's Sports Pub By: Mark Schwebke Request to occupy the premises as a tavern with the addition of an exterior patio.	4035 S. Clement Ave. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to adjourn the appeal. Seconded by Catherine M. Doyle.

24	22316 Special Use Adjourned	Social Development Commission, Community Relations, Lessee By: Rick Jesson Request to occupy the premises as a social service facility and a day care center for 180 children, ages 3 to 5 years, from 7AM to 6PM.	9910 W. Carmen Ave. (15th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Roy B. Nabors moved to adjourn the appeal. Seconded by Scott R. Winkler.

25	22268 Special Use Adjourned	ZR Group, Inc., Lessee d/b/a Autosports International Request to occupy a portion of the premises for the sale of used motor vehicles.	8661 N. 107th St. (15th)
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This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

26	22276 Variance Adjourned	Talwinder S. Gill, Property Owner Request to occupy the premises as a grocery store.	4730 W. Lloyd St. (17th)
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This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
27	22208 Special Use Granted 10 yrs.	Bender Child Care & Learning Center, Lessee By: Yolanda Bender Request to occupy the premises as a day care center for approximately 50 children, ages 6 weeks to 12 years, from 6:00 a.m. to 6:00 p.m.	4260 N. 27th St. (1st) Ayes: 4 Nays: 0 Abstain: 1 C. Zetely

Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 owner complies with the state commercial code regarding day care centers.
5. That no loading or unloading of children is to occur on N. 27th St. during peak traffic hours when parking is prohibited.
6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

28	22321 Variance Denied	Wisconsin Title Loans, Lessee By: Randy Bennett Request to install 3 signs, 2 of which are in excess of the maximum sq. footage permitted when combined.	3500 W. Capitol Dr. (1st) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to deny the appeal. Seconded by Henry P. Szymanski.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
29	22290 Variance Granted 10 yrs.	Albert Blankschien, Property Owner Request to occupy the premises as an art studio.	832 E. Auer Ave. (3rd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Roy B. Nabors moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 Variance is granted for a period of ten (10) years, commencing with the date hereof.

30	22324 Variance Granted 1 yr.	Dennis Lutynski, Prospective buyer Request to continue occupying the premises as a 3 unit dwelling.	2977 N. Cramer St. (3rd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 Variance is granted for a period of one (1) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
31	22301 Variance Adjourned	Tim Brophy, Property Owner Request to occupy the third floor of the dwelling unit (this is not for the creation of an additional dwelling unit).	3039-41 N. Cramer St. (3rd)

This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

32	22282 Special Use/Boundary Ext. Granted 10 yrs.	James Fazio and Salatone Fazio, Property Owners Request to extend the Local Business district boundary line 25 ft. to the west and to occupy the premises for motor vehicle sales and repair.	2037 N. Farwell Ave. (3rd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. The westerly driveway on E. Windsor St. is to be removed, with curb, gutter, and sidewalk restored as required by City Ordinance.
5. No display, repair, or long-term storage of any vehicles is to occur in the public right-of-way.
6. That site illumination must be controlled to prevent glare onto adjacent streets and properties.
7. That no disabled vehicles or parts are to be stored outside
8. That no additional signage is added to the site.
9. That the appellant submit a landscape & screening plan to the Dept. of City Development consisting of a decorative iron fence to be erected in the northeast corner of the site.
10. That the local business district boundary line is extended 25 ft. to the west.
11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
32A	22097 Special Use Adjourned	Milwaukee County Department of Public Works, Property Owner By: Gary Mick	601-623 W. State St. a/k/a 929 N. 6th St. (4th)

Request to occupy the premises as a parking lot.

This item was adjourned at the request of the Chair and will be rescheduled for the next available hearing date.

33	22199 Special Use Granted	Lloyd Waters, Jr., Property Owner d/b/a Burleigh Brake & Alignment	9119 W. Burleigh St. (5th)
		Request to occupy the premises for motor vehicle sales and repair.	Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months 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 cars not be test-driven on N. 91st. St.
5. That the hours of operation are limited to 8:00 a.m. through 6:00 p.m. Monday through Friday.
6. That this Special Use is granted for a period of time commencing with the date hereof and expiring April 7, 2002.

34	22259 Special Use Adjourned	Anup K. Khullar, Property Owner Request to construct a new motor vehicle pumping station and to occupy the premises as such.	2931 W. Lincoln Ave. (8th) Ayes: Nays: Abstain:
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This item was adjourned at the request of the Chair and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
35	22295 Variance Granted	Herbert and Janet Robinson, Property Owner By: Marvin Tarnof Request to construct an addition to the rear of existing dwelling unit.	3922 W. Hemlock St. (9th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
<p>Roy B. Nabors moved to grant the appeal. Seconded by Scott R. Winkler.</p> <p>Conditions as recorded below and in the decision of the Board:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans as submitted to the Board. 4. That this Variance is granted to run with the land. 			
36	22236 Special Use Denied	SIA Automotive, Property Owner By: Salim Shelleh Request to occupy the premises as a motor vehicle sales center.	2777 S. 27th St. & 2769 S. 27th St. (8th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Henry P. Szymanski moved to deny the appeal. Seconded by Roy B. Nabors.

Other Business:

Board member Henry P. Szymanski moved to approve the minutes of the June 17, 1999 meeting. Seconded by Board member Roy B. Nabors. Unanimously approved.

The Board set the next meeting for July 29, 1999.

Board member Scott R. Winkler moved to adjourn the meeting at 4:50 PM. Seconded by Board member Henry P. Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

By _____

Secretary