

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - May 4, 2000
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-34, 36-63*)

Members: Henry P. Szymanski (*voting on items 1-63*)
Scott R. Winkler (*voting on items 30-63*)
Catherine M. Doyle (*voting on items 1-34, 36-47, 49-63*)
Roy B. Nabors (*voting on items 1-63*)

Alt. Board Members: Georgia M. Cameron (*voting on items 35, 48*)
Donald Jackson (*voting on items 1-29,)*

START TIME: 2:10 p.m.

END TIME: 6:25 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	22963 Special Use	SG Properties LLC Property Owner Request to occupy the premises as a rooming house for 8 people.	1009 N. 14th St. A/K/A AKA 1404 W. State St. 17th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 2 Nays, Abstained.	
2	22918 Resubmission Request	Damaund Smith Property Owner Request to resubmit an application to the Board to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults.	3412 W. Rohr Av. 9th Dist.
	Action:	Pending	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	22907 Resubmission Request	Mike Lalonde Property Owner Request to resubmit an application to the Board for variances to construct a porch on the front of the existing building.	1602 N. Humboldt Av. 3rd Dist.
	Action:	Pending	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
4	22535 Use Variance Dismissed	Meticulous Auto, Inc. Meticulous Auto Body, Request to occupy the premises as a motor vehicle body bumping and painting facility.	4210 W. Silver Spring Dr. 9th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
5	22898 Extension of Time Granted	Covenant Community Church Shedrick Daniels, Lessee Request to comply with the conditions of Decision No. 22232.	3033 W. Burleigh St. 10th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
6	22294 Special Use Dismissed	Ricardo Hidalgo La Michoacana, Lessee Request to occupy the premise as a wholesale trade facility.	1202 W. Lincoln Av. A/K/A 1200-08 W. Lincoln 12th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	22796 Special Use Dismissed	Gospel of Grace Ministry Pastor Skott, Lessee Request to occupy the premises as a church.	2652-58 S. Kinnickinnic Av. 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
8	22922 Extension of Time Granted	St. Clare Terrace, Inc. c/o Franciscan Sisters of St. Clare, Inc., Property Owner Request to comply with the conditions of decision of case No. 22422.	3553 S. 41st St. 11th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
9	22896 Special Use	Ramon Arteaga Property Owner Request to continue occupying the premises as a motor vehicle sales facility.	1601 W. Becher St. 8th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item was adjourned at the request of DNS and will be rescheduled for the next available hearing date.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	22903 Special Use Granted	St. Vincent de Paul Society of Milwaukee Gerald H. Felsecker Executive Director, Property Owner	2320 W. Lincoln Av. 8th Dist.
		Request to continue occupying the premises as a resale facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the existing W. Forest Home Ave. driveway is removed, with curb, gutter, and sidewalk restored as required by City Ordinance when the new W. Forest Home Ave. driveway is constructed. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
11	22839 Special Use Granted	Erv Martens Property Owner	8010 N. 76th St. A/K/A 7420 W. Bradley Rd. 9th Dist.
		Request to construct a 40' x 60' mini warehouse building.	
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 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 time, commencing with the date hereof and expiring March 30, 2007. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	22904 Special Use Granted	Kumovi Investments, LLC John Plavsic, Prospective Buyer Request to occupy the premises as a car wash.	5630 N. Teutonia Av. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. Provided no banners are used on the premises. 5. That landscaping and screening plans for the portion of the street frontage on the appellant's property are submitted which meet the intent of s.295-75. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	22914 Special Use Granted	Spiritually Beautiful Stress Management & Fitness Elnora Wilson, Lessee	6416 W. Capitol Dr. 10th Dist.
		Request to occupy the premises as a recreational facility.	
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 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 three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	22814 Special Use Granted	Oscar Loggins Loggins Bros. Hand Car Wash, Property Owner	3854 N. Teutonia Av. 10th Dist.
		Request to occupy the premises as a hand car wash facility.	
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all waste wash water associated with this use be contained on site and drained by means of an appropriate sanitary sewer lateral. 5. That no work on any vehicles associated with this use is to occur within any street, sidewalk or driveway area. 6. That no vehicles related to this use are to be parked on or adjacent to the site in any manner which would project into, encroach or otherwise obstruct any street, sidewalk or driveway. 7. That site illumination is controlled to prevent glare onto adjacent streets and residences. 8. That all car wash activities are confined to the site. 9. That signage is limited to a maximum of 150 square feet. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	22895 Dimensional Variance Granted	Barbara Ann Burkard Property Owner Request to construct an addition to the rear of the two family dwelling unit.	3750 S. Massachusetts Av. 11th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 submitted. 4. That this Variance is granted to run with the land. 	
16	22909 Special Use Granted	Freddy's Appliances and More Yarellie Alvarez, Lessee Request to occupy the premises as a second hand sales facility.	1116 W. Windlake Av. A/K/A 1114-16 W. Windlake 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That signage is limited to the existing signs within and above the storefront windows. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	22910 Special Use Granted	Jose Zarate Property Owner Request to construct and occupy the premises as a type 'A' restaurant.	934 S. 5th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all alley access to the site is eliminated. 5. That plans reflecting the agreed upon exterior revisions must be submitted to and approved by the Department of City Development. 6. That plans for any exterior signs are submitted to and approved by the Department of City Development. 7. That landscaping and screening for the parking lot is continued along the West Walker Street frontage for the area west of the driveway. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	22917 Special Use Granted	Clark Retail Enterprises, Inc. a Delaware Corp. Property Owner	1300 W. Layton Av. 13th Dist.
		Request to continue occupying the premises as a motor vehicle pumping station.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no portable or non-permanent advertising signs are placed within the street right-of-way, or within a distance of 10 feet from the street right-of-way. 5. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That the owner /applicant shall be responsible for continuous landscape maintenance including plant material replacement on a seasonal basis if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of that species because of dieback, stunting or damage. 7. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	22841 Special Use Granted	Kalim M. Beg Property Owner	9425 W. Brown Deer Rd. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a westbound turn lane is constructed on W. Brown Deer Rd. 5. That a crosswalk is installed and maintained on W. Brown Deer Rd. on the east side of N. 95th St. 6. That a sidewalk is installed on W. Brown Deer Rd. adjacent to the site. 7. That all necessary permits are obtained from the Wisconsin DOT for work on W. Brown Deer Rd. 8. That landscaping and screening plans meet the intent of s.295-75. 9. That site illumination is controlled to prevent glare onto adjacent streets and properties. 10. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	22902 Special Use Granted	Bobby Davis Lessee Request to occupy the premises as a day care center for 40 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	4117 N. Green Bay Av. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. Barbed wire is removed from cyclone fence. 5. That there be no parking on the unpaved surface. 6. That the play area be completely fenced-in and utilized on the basis of 75 sq. ft. per child for children over the age of 2 years and 35 sq. ft. per child for children between the ages of 1 and 2 years. 7. That if any permit or license from the State of Wisconsin is revoked, the Special Use permit shall be null and void. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
21	22911 Special Use	National Muffler, Brake, and Tire Sales Edmund Niedzwiecki, Lessee Request to occupy the premises as a motor vehicle repair facility.	5740 W. Fond du Lac Av. 1st Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item was adjourned at the request of the Board Secretary and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	22912 Special Use Granted	Greater Rainbow Academy Tina Oliver, Prospective Buyer	5215 W. Villard Av. 1st Dist.
		Request to occupy the premises as a day care center for 24 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m. M-F.	
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area is separated from the alley by some type of physical barrier. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	22913 Special Use Granted	Rainbow Academy Tina Oliver, Lessee Request to continue occupying the premises as a day care center for 54 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m.	5219 W. Villard Av. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the operator complies with current State commercial code for day cares 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
24	22824 Use Variance Granted	Housing Authority of the City of Milwaukee Ricardo Diaz, Property Owner Request to expand the existing parking area on the premises.	1350 E. Locust St. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 submitted. 4. That this 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>
25	22908 Dimensional Variance Granted	Marty and Katie Mann Property Owner Request to construct an addition between the house and garage.	3005 E. Kenwood Bl. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 submitted. 4. That this Variance is granted to run with the land. 	
26	22915 Dimensional Variance Granted	Eric Klassen Property Owner Request to construct a 3 season room to the rear of the existing dwelling unit.	3410 N. Newhall St. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 submitted. 4. That this 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>
27	22899 Special Use Granted	Succor Discipleship Church, Inc. Arthur and Donna Mines, Property Owner	9330 W. Appleton Av. 5th Dist.
		Request to occupy the premises as a church.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a landscape buffer is installed between the parking lot and the sidewalk on W. Appleton Ave. as required by City code. 5. That all parking stalls on site are delineated with permanent pavement markings. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
28	22924 Dimensional Variance Dismissed	Dakin Emerson f/k/a Bruce D. Nelson Property Owner	2046 N. 2nd St. A/K/A 125 & 129-31 W. Lloyd St. 6th Dist.
		Request to occupy premises as single family residence (lot split).	
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	22925 Dimensional Variance Granted	Dakin Emerson f/k/a Bruce D. Nelson Property Owner Request occupy premises as a single family residence (lot split).	125 W. Lloyd St. A/K/A 2046 N. 2nd St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 a Certified Survey Map is prepared and approved by the Common Council of the City of Milwaukee for division of the parcel. 4. That the petitioner build in accordance with plans submitted. 5. That this Variance is granted to run with the land. 	
30	22926 Dimensional Variance Granted	Dakin Emerson f/k/a Bruce D. Nelson Property Owner Request to occupy premises as a two family residence (lot split).	129-31 W. Lloyd St. A/K/A 2046 N. 2nd St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 a Certified Survey Map is prepared and approved by the Common Council of the City of Milwaukee for division of the parcel. 4. That the petitioner build in accordance with plans submitted. 5. That this 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>
31	22760 Special Use Denied	H&M Auto Service & Transport Lessee Request to continue occupying the premises as a motor vehicle salvage and parts sales facility and to add used motor vehicle sales.	2424 N. 30th St. 7th Dist.
	Action:	Denied	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
32	22805 Special Use	The Three Amigos' Learning Center Victoria L. Stepter, Property Owner Request to occupy the premises as a day care center for 19 children, ages 6 wks.-13yrs., for 24 hours.	2868 N. 27th St. 7th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item has been adjourned at the request of the Dept. of Neighborhood Services due to concerns over the Building Code. This matter will be rescheduled for the next available public hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	22858 Special Use Granted	Spiritual Israel Church Property Owner Request to occupy the premises as a church with a motor vehicle repair and a car wash facility on site.	2415 W. Fond du Lac Av. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to deny the special use request for motor vehicle repair and car wash facility. This motion was seconded by Henry Szymanski. Scott Winkler then made a motion to approve the special use for the church. This motion was seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Aye Abstained.	
	Conditions of Approval:	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 five (5) years, commencing with the date hereof.	
34	22868 Special Use	Tanya Lewis He Cares Christian Child Care Center, Lessee Request to continue occupying the premises as a day care center for 26 children ages infant to 6 yrs., from 7:00 a.m. to 5:00 p.m.	4634 W. Burleigh St. 7th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	22882 Special Use Denied	The Harvest Center Darnell Robinson, Property Owner Request to occupy the premises as a day care center for 24 children, ages infant to 12 yrs., from 6 a.m. to 6 p.m.	2809-11 N. 48th St. 7th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 1 Nays, 1 C.Z Abstained.	
36	22893 Special Use Granted	Doc's Jewelry & Loan Inc. Property Owner Request to occupy the premises as a second hand retail sales facility.	5431 W. Lisbon Av. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That outdoor display or selling of merchandise is not permitted. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	22854 Special Use Dismissed	Pooh Bears Day Care Center Sabrina Hampton, Lessee Request to occupy the premises as a day care center for 71 children, ages 4 wks. to 12 yrs., from 6 a.m. to 12 a.m. Mon-Fri and 6 a.m. to 6 p.m. Sat-Sun.	7933-37 N. 76th St. A/K/A 7919 N. 76th St. 9th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
38	22873 Special Use	Inspired Kingdom Evangelistic Ministry Cassandra Holley, Lessee Request to occupy the premises as a church.	6063 N. Teutonia Av. 9th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
39	22566 Special Use	Thomas E. Smith, Sr. Property Owner Request to occupy the premises as a hand car wash facility.	1102 W. Atkinson Av. 10th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	22901 Dimensional Variance Granted	Kenneth P. and Florence Boczkiewicz Property Owner Request to allow a portion of the garage to be located in the required setback area.	6238 W. Manitoba St. 11th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 submitted. 4. That no vehicles are parked in the driveway/garage apron in any manner that would encroach into the sidewalk or street. 5. That this 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>
41	22804 Special Use Granted	El Campesino Used Car Sales Leonel Alvarez, Property Owner	2016 W. National Av. 12th Dist.
		Request to occupy the premises as a used motor vehicle dealership.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no out door storage of automobile parts or tires. 5. That no automobile repair is to be done on the lot. 6. That no long term storage, display or repair of any motor vehicles associated with this use occurs on any street or sidewalk area. 7. That no more than ten (10) vehicles for sale are stored on site at any time. 8. That site illumination is controlled to prevent glare onto adjacent streets and residences. 9. That signage is limited to a maximum of 50 square feet. 10. That no disabled or unlicensed vehicles or parts are stored outside. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	22900 Dimensional Variance Granted	David A. Nygaard Property Owner Request to occupy the premises as a two family dwelling unit.	2912 S. Mabbett Av. A/K/A 2912 A S. Mabbett Ave. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<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 submitted. 4. That alterations comply with current Uniform Dwelling Code requirements. 5. That this Variance is granted to run with the land. 	
43	22827 Dimensional Variance Granted	Timothy Putney Property Owner Request to construct an addition to the rear of the existing dwelling unit.	3054 S. Superior St. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 submitted. 4. That this 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>
44	22550 Use Variance	3 S of Milwaukee, Inc. Steven S. Salaja, Property Owner	5826 W. St Paul Av. 16th Dist.
		Request to construct a parking lot on the premises to be used in conjunction with the existing tavern.	
	Action:	Adjourned from a prior hearing	
	Motion:	This item has been adjourned from this hearing at the request of the Alderman and will be rescheduled for the next available hearing date.	
45	22857 Special Use	Miracles of Creation Learning Center Frida Russell, Lessee	1218 W. Walnut St. A/K/A 1216-18 W. Walnut St. 17th Dist.
		Request to occupy the premises as a day care center for 50 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m. Mon-Fri.	
	Action:	Adjourned from a prior hearing	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
46	22887 Special Use	SG Properties LLC Property Owner	1007 N. 14th St. A/K/A 1404 W. State St. 17th Dist.
		Request to occupy the premises as a rooming house for 8 people.	
	Action:	Adjourned from a prior hearing	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 2 Nays, Abstained.	
	Conditions of Approval:	--	
47	22369 Use Variance	Roolie L. Youngblood Roolie's Roofing Service, Property Owner	4232 N. Teutonia Av. 1st Dist.
		Request to continue occupying the premises as a contractor's shop and yard.	
	Action:	Adjourned from a prior hearing	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	22755 Special Use Granted	Nicole Erving Jubilee of Colors Child Care, Property Owner Request to occupy the premises as a day care center for 20 children, ages 6 wks. to 12yrs, from 6 a.m. to 5:30 p.m. Action: Granted 3 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 1 Nays, Abstained. Conditions of Approval: <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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the owner must reside at the property. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	4678 N. 40th St. 1st Dist.
49	22785 Use Variance	Charles Powell Property Owner Request to continue to occupying the premises as a trucking and construction business with the storage of trucks and equipment. Action: Adjourned from a prior hearing Motion: Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C.Z. Abstained.	4642 N. Teutonia Av. 1st Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	22817 Special Use Dismissed	Ms. Alisha's Helping Little Hands Day Care Alisha Fuller, Property Owner	4819 N. 36th St. A/K/A 4819 A. N 36th St. 1st Dist.
		Request to occupy the premises as a day care center for 25 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
51	22831 Special Use Granted	Providence Baptist Church Pastor, Joe A. Games, SR., Property Owner	2407 W. Hampton Av. 1st Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the operator obtains a conversion permit and meets current State building code for commercial buildings, including building code setback restrictions. 5. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	22890 Dimensional Variance Granted	Hector J. Santana Property Owner Request to construct an addition to the front of the existing premises.	2767 N. 58th St. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<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 submitted. 4. That the exterior work is completed within twelve (12) months. 5. That this Variance is granted to run with the land. 	
53	22894 Special Use	Community Financial Service Center Prospective Buyer Request to occupy the premises as a financial institution.	7601 W. Hampton Av. 2nd Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	22874 Use Variance Granted	Ollie & Company, Inc. Prospective Buyer Request to occupy the premises for storage and two dwelling units.	807 N. 23rd St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
	Conditions of Approval:	<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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That an occupancy certificate is obtained. 5. That the 2nd & 3rd floors of the building must continue to be used for residential purposes. 6. That the building's exterior must retain its residential appearance. 7. That no signage may be erected. 8. That this Variance is granted for a period of two (2) years, commencing with the date hereof. 	
55	22818 Special Use	Wal-Mart Real Estate Business Trust Randy Crossno, Lessee Request to occupy the premises as a department store.	401 E. Capitol Dr. 6th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Henry Szymanski moved to adjourn the item. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	22808 Special Use	Daniel J. Katz Property Owner Request to continue occupying the premises as a rooming house.	2537 N. Farwell Av. A/K/A 2535-41 N. Farwell 3rd Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
57	22575 Special Use	SR Bodies, LLC Property Owner Request to occupy the premises as a parking lot.	703-11 E. Kilbourn Av. 4th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
58	22822 Use Variance	Continental World Wide Prospective Buyer Request to construct and occupy the premises as a motor vehicle pumping station and convenience store.	2100 N. Holton Av. 6th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	
59	22852 Special Use Denied	Carisch, Inc. Michael Golembieski, Lessee Request to continue occupying the premises as a type 'B' restaurant with the addition of a drive through facility.	7272 N. 76th St. 9th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

The Board set the next meeting for May 25, 2000.

Board member Henry Szymanski moved to adjourn the meeting at 6:25 p.m.. Seconded by Board member Catherine Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board