

**BOARD OF ZONING APPEALS  
CITY OF MILWAUKEE**

**REGULAR MEETING - DECEMBER 21, 2000  
City Hall, Common Council Committee Room 301-B**

***MINUTES***

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**PRESENT:**

**Chairman:** Craig H. Zetley (*voting on items 1-37*)

**Members:** Henry P. Szymanski (*voting on items 1-37*)  
Scott R. Winkler (*voting on items 1-37*)  
Catherine M. Doyle (*voting on items 1-29, 32-37*)  
Roy B. Nabors (*voting on items 1, 3-37*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 2, 30*)  
Donald Jackson (*voting on items 31*)

START TIME: 2:15 p.m.

End Time: 3:00 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23325 Resubmission Request	Darshan S. Dhaliwal, Property Owner  Request to occupy the premises as a gas station and convenience store.	3308 W. Vliet St. 4th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the applicant's attorney 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>
2	23274 Special Use	Roxanne Orlando, Lessee  Request to occupy the premises as a day care center for 20 children, ages 6 wks. through 4 yrs., from 6:30 a.m. - 6:00 p.m.	929 S. 9th St. 12th Dist.
	Action:	Granted	
	Motion:	Board member Winkler moved to grant the special use. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage is limited to a maximum of 17 &amp; ½ square feet.</li> <li>5. That the appellant is granted an exception from the minimum on-site play space requirements of the State of Wisconsin and submits a copy of the exception to the Board of Zoning Appeals prior to the issuance of any permits.</li> <li>6. That the appellant apply for and maintain a loading zone in front of the building for two (2) cars.</li> <li>7. That this Special Use is granted for a period of eighteen (18) months.</li> </ol>	
3	23317 Dimensional Variance	Adam & Severine Borut, Property Owner  Request to construct a 3rd floor expansion of single-family residence -- 57.5' in length-- by adding new bedroom and bathroom on 3rd floor.	2710 E. Kenwood Bl. 3rd Dist.
	Action:	Dismissed	
	Motion:	Board member Szymanski moved to dismiss the appeal without prejudice as Board action was not required. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1- Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	23319 Change of Operator	Shining Star Child Development Center Margaret Cannon/Rosie Allen; Lessee  Request to continue occupying the premises as a day care center for 50 children, ages 4 weeks to 12 years, from 6AM to 6:30PM.  Action: Granted  Motion: Board member Szymanski moved to approve the Change of Operator. Seconded by Board member Doyle.  Vote: 4 Ayes, 0 Nays, 1 - Zetley Abstained.	4128-30 W. Burleigh St. 7th Dist.
5	23146 Special Use	Edgerton Contractors, Inc., Lessee  Request to occupy the premises as a concrete crushing and processing plant.  Action: Dismissed  Motion: Board member Szymanski moved to dismiss the application without prejudice for want of prosecution.  Vote: 4 Ayes, 0 Nays, 1 - Zetley Abstained.	5960 N. 60th St. 9th Dist.
6	23332 Change of Operator	Aquil Malik, Prospective Buyer  Request to continue occupying the premises as a gas station and convenience store.  Action: Granted  Motion: Board member Szymanski moved to grant the Change of Operator. Seconded by Board member Doyle.  Vote: 4 Ayes, 0 Nays, 1 - Zetley Abstained.	5909 W. Good Hope Rd. 9th Dist.
7	23304 Extension of Time	SouthEast/ Investments Khaled Almousa; Property Owner  Request to comply with the conditions of case No. 22549.  Action: Granted  Motion: Board member Szymanski moved to grant the request for an extension of time. Seconded by Board member Doyle.  Vote: 4 Ayes, 0 Nays, 1 - Zetley Abstained.	1400 S. 6th St. 12th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7a	23335 Change of Operator	Russ Darrow Group, Prospective Buyer  Request to continue occupying the premises as an automotive dealership.	9101-301 W. Brown Deer Rd. A/K/A 8757 N. 91st St. 15th Dist.
	Action:	Granted	
	Motion:	Board member Szymanski moved to grant the Change of Operator. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
8	23311 Dimensional Variance	MJE, Inc. d/b/a Hi Hat Lounge; Property Owner  Request to modify and occupy the existing garage building as an extension of the adjacent tavern.	1701-09 N. Arlington Pl. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
9	23296 Special Use	Greater New Birth Church, Property Owner  Request to occupy the premises as a day care center.	2200 W. Center St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a loading zone is obtained on W. Center Street adjacent to the site.</li> <li>5. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</li> <li>6. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23310 Dimensional Variance	Pleasant Hill M.B. Church Lester R. Barnes, Pastor; Property Owner	2434 W. Locust St. 7th Dist.
		Request to continue occupying the premises as a church without the required parking.	
	Action:	Granted 3 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant pursue the development of a parking lot to the east of the building.</li> <li>5. That this Special Use is granted for a period of ten (10) years.</li> </ol>	
11	23320 Special Use	Wisconsin Muffler Inc. Robert A. Kulinski; Property Owner	5823-35 W. Lisbon Av. 7th Dist.
		Request to continue occupying the premises as a motor vehicle repair center.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23321 Special Use	Wisconsin Muffler Inc. Robert A. Kulinski; Property Owner	3634 W. Lincoln Av. 8th Dist.
		Request to continue occupying the premises as a motor vehicle repair center.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years.</li> </ol>	
13	23313 Use Variance	Start Recycling, LLC Art Arnstein; Property Owner	3232 W. Fond du Lac Av. 10th Dist.
		Request to occupy the premises as a foundry processing facility, office, and container storage facility with outdoor activities.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant work with the Department of City Development - Planning Administration on an acceptable landscaping and screening plan. Said plan is to be approved and installed by June 1, 2001.</li> <li>5. That this Variance is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23279 Special Use	Julie A. Sullivan, Property Owner  Request to continue occupying a portion of the 2nd floor of the premises as a rooming house for 5 roomers.	101-11 E. Mitchell St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years.</li> </ol>	
15	23298 Special Use	Milwaukee Victory Church, Inc. Ramona Roy-Johnson/Delilah Delgado; Lessee	2110 W. National Av. A/K/A 2110-18 W. National Ave. 12th Dist.
		Request to occupy the premises as a church.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</li> <li>5. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	23300 Use Variance	Luke's Property LLC; Property Owner Andrew & Christopher Lucach	191 S. 2nd St. 12th Dist.
		Request to occupy the 1st floor of the premises as a sign fabrication and sales facility with 7 residential units on located on the 2nd and 3rd levels.	
	Action:	Adjourned	
	Motion:	This item was adjourned from the consent agenda at the request of a neighboring property owner.	
17	23302 Use Variance	Centerbrook Church, Inc. Jose A. Padin; Lessee	1125 W. National Av. A/K/A 1125-39 W. National Ave. 12th Dist.
		Request to occupy a portion of the premises as a church.	
	Action:	Granted 5 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the windows remain as clear glass and are maintained in an attractive manner.</li> <li>5. That this Special Use is granted for a period of five (5) years.</li> </ol>	

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18	23273 Special Use	Brilyn Autobody, LLC. Brett L. Swalve; Property Owner	1201 W. Layton Av. 13th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility with the addition of motor vehicle sales.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans meeting the intent of s.295-75 are submitted to and approved by the Department of City Development and installed by June 1, 2001.</li> <li>5. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>6. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	23297 Special Use	Treasure Gallery Sue E. Boehme; Lessee  Request to occupy the premises as a resale shop.	1200 E. Oklahoma Av. A/K/A 1200-10 E. Oklahoma 14th Dist.
	Action:	Granted 4 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>5. That this Special Use is granted for a period of four (4) years.</li> </ol>	
20	23303 Dimensional Variance	Richard J. Stelmaszewski, Property Owner  Request to convert the existing commercial building into a residential unit without the required lot area.	1401 W. Oklahoma Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party 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>
21	23295 Special Use	University Partners, LLP James B. Schulhof; Lessee	831 N. 16th St. 17th Dist.
		Request to occupy the premises as a rooming house.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use and Variance is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	23323 Special Use	Daughters of the Father Child Development Doris J. Pinkney; Lessee	2247 N. 31st St. A/K/A 3123 W. North Av. 17th Dist.
		Request to occupy the premises as a child day care center for 50 children, ages infant to 12 years.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</li> <li>5. That signage is limited to the sign band above the restored storefront windows.</li> <li>6. That the petitioner obtains an occupancy permit and complies with all State code requirements for day cares.</li> <li>7. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	23312 Special Use	McDonald's Restaurant Sandra Dominiczak; Property Owner	5191 N. Teutonia Av. 1st Dist.
		Request to continue occupying the premises as a type 'b' restaurant with drive-thru.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner comply with all prior conditions of the Board regarding this matter.</li> <li>5. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

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24	23286 Special Use	Rising Star M.B.C. Church James Hukes  Request to occupy the premises as a church.	4151 N. Green Bay Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</li> <li>5. That the security grates over the windows and doors are removed.</li> <li>6. That this Special Use permit and this Variance are granted for a period of ten (10) years.</li> </ol>	
24a	23334 Dimensional Variance	InSite Real Estate Development, LLC Prospective Buyer  Request to create a parking and loading area in the required setback area -- proposed area will be landscaped and screened with a decorative masonry wall.	6101 N. 64th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23285 Dimensional Variance	Westminster Presbyterian Church Chris Rute; Property Owner  Request to construct 26.5 sq. ft. sign on the premises that will replace the existing signage -- results in a net increase of 6.5 sq. ft.	2308 E. Belleview Pl. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	23264 Special Use	McDonald's Corporation, Prospective Buyer	8220 W. Hampton Av. 5th Dist.
		Request to occupy the premises as a type 'B' restaurant with a drive through.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner agrees to work with Department of City Development staff to resolve any design, signage, lighting or landscaping and screening details prior to the issuance of any permits.</li> <li>5. That site illumination is controlled to prevent glare onto adjacent streets and residences.</li> <li>6. That the petitioner develop plans for an acceptable fence to be installed as a residential screen -- plans to be submitted to and approved by Planning Administration prior to permit issuance.</li> <li>7. That garbage pick-up does not occur between the hours of 9 p.m. and 7 a.m.</li> <li>8. 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.</li> <li>9. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	23326 Use Variance	Matthew and Heather Weglarz, Prospective Buyers	1331 N. Martin L. King Dr. 6th Dist.
		Request to occupy a portion of the 1st floor of the premises as a retail space and a portion of the 1st floor and the 2nd floor as a residential unit.	
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use permit and this variance are granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	23328 Special Use	Redevelopment Authority of the City of Milwaukee, Property Owner  Request to rehabilitate occupy the premises as 19 apartments and 1st floor commercial space.	2101-05 N. Martin L. King Dr. 6th Dist.
	Action:	Granted	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner work with Department of City Development - Planning staff on acceptable facade and elevation, and signage plans, and that such plans are approved by the department prior to the issuance of any permits.</li> <li>5. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</li> <li>6. That this Special Use permit and this Variance are granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	23307 Special Use	Margaret Roberson, Lessee  Request to expand the existing day care center to occupy premises as a day care center for 25 children, 4 weeks to 3 years old, from 6AM to 6PM, Monday-Friday. (Proposed day care to be combined with present day care next door at 8711 W. Fond du Lac Ave.).	8713-A-B W. Fond du Lac Av. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Nabors moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</li> <li>5. That this Special Use is granted for a period of ten (10) years.</li> </ol>	
30	23306 Dimensional Variance	Adriane Wade, Lessee  Request to occupy premises as a community living arrangement for 4 women.	3132 N. 47th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	23288 Dimensional Variance	John D. Gladney Sr./Shirley Gladney Property Owner  Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 adults.	3910-10A W. Burleigh St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Nabors moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of ten (10) years.</li> </ol>	
32	23287 Special Use	Telecorp Realty, LLC. Glenna Nathans, VP/GM-Milwaukee; Lessee  Request to construct a 128 ft. high self supported communication tower.	5827 N. 99th St. A/K/A 5825 N. 99th St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	23301 Special Use	Richard Behrle/Jennifer Sloan Bressler Outdoor Advertising; Lessee  Request to construct a 14' x 48' freestanding, double-faced billboard on the premises.	3500 W. Pierce St. A/K/A 3500-22 W. Pierce 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled for the next available hearing date.	
34	23253 Dimensional Variance	Milwaukee High School of the Arts Property Owner  Request to construct a 32 sq. ft. sign on the premises.	2300 W. Highland Av. 17th Dist.
	Action:	Granted	
	Motion:	Board member Nabors moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the sign is revised to meet the sign guidelines for Milwaukee Public Schools. Revised plans are to be submitted to and approved by the Department of City Development - Planning Administration prior to permit issuance.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	
35	23290 Special Use	Inter-Denominational Church of the One Lost Sheep Warren Kirkendoll; Lessee  Request to occupy the premises as a church.	3606-08 W. Lisbon Av. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant 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>
36	23314 Special Use	Ollie Williams d/b/a Auntie Mae's Child Care; Lessee	4959 N. Sherman Bl. 1st Dist.
		Request to occupy the premises as a day care center for 20 children, ages infant to 12 yrs. M-F 6am-6pm, and S-S 24 hrs.	
	Action:	Granted 2 yrs.	
	Motion:	Board member Nabors moved to grant the appeal. Seconded by Board member Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 - Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That there are no neighborhood objections to a 24-hour day care operation at this location.</li> <li>5. That the outdoor play area is not utilized after 7:00 P.M.</li> <li>6. That signage is limited to a maximum of 17.5 square feet.</li> <li>7. That pick-up and drop-off of children does not occur in the alley.</li> <li>8. That the applicant obtain an occupancy permit and comply with all State code requirements for commercial daycares.</li> <li>9. That this Special Use is granted for a period of ten (10) years.</li> </ol>	
37	23231 Special Use	United Apostolic Church of God David L. Evans, Sr.; Prospective Buyer	5030 W. Hampton Av. A/K/A 5020 W. Hampton Ave. 1st Dist.
		Request to occupy the premises as a day care center for 124 children, ages infant to 12 yrs., open 24 hrs.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled at the next available hearing.	

<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:**

Board member Nabors moved to approve the minutes of the November 30, 2000 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for January 25, 2001.

Board member Winkler moved to adjourn the meeting at 3:00 p.m.. Seconded by Board member Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

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Secretary of the Board