

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – March 22, 2001
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-44*)

Members: Henry P. Szymanski (*voting on items 1-44*)
Scott R. Winkler (*voting on items 1-44*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1-44*)
Donald Jackson (*voting on items 1-44*)

START TIME: 4:35 p.m.

End Time: 10:15 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23418 Change of Operator	Gregory A. Lockman, Lessee Request to continue occupying the premises as a motor vehicle repair facility.	5302 W. Woolworth Av. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	23232 Special Use	Sprint Spectrum, Lessee Request to construct a 80 ft. communication tower on the premises.	5655 S. 27th St. A/K/A 5657, 5667 & 5675 S. 27th 13 th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23330 Special Use	Faith Temple Pentecostal Church Elbert, Jr. & Gloria Wren; Property Owner Request to occupy the premises as a church. Action: Adjourned Motion: This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	2410 W. Lisbon Av. 17 th Dist.
4	23436 Change of Operator	Guardian Angel Child Development Ctn. Inc. Bis. Joseph F. Tompkins; Lessee Request to continue occupying the premises as a day care center. Action: Granted Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	1218 W. Walnut St. 17 th Dist.
5	23427 Change of Operator	Muhammad Yousuf, Lessee Request to continue occupying the premises as a motor vehicle pumping facility. Action: Adjourned Motion: This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	4928 W. Villard Av. 1st Dist.
6	23477 Extension of Time	St. Michael's Parish John Worm; Property Owner Request to comply with the conditions of case No. 21480. Action: Granted 6 mo. Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	1445 N. 4th St. 4th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	23442 Special Use	Jacquelyn Hall, Property Owner Request to continue occupying the premises as a day care center for 120 children, ages 6 wks.-12 yrs., from 6 a.m. to 6 p.m.	3002 W. Silver Spring Dr. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 previous conditions of case No. 20221 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
8	23398 Special Use	Amarjit S. Sandhar Prospective Buyer Request to construct a convenience store and gas station.	5200 W. Mill Rd. A/K/A 5204 W. Mill Road 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned by a neighbor 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>
9	23444 Use Variance	Ameritech Denise Waite, Right of Way Manager; Easement Request to construct a telecommunication vault. Action: Granted Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley 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 upgraded landscaping & screening plans for the telecommunications vault are submitted to the Department of City Development which screen the vault from neighboring property and include plant species name, and specifications regarding plant height and spread. 5. That this Variance is granted to run with the land. 	5151 W. Silver Spring Dr. A/K/A 5555 N. 51st Bl. 9th Dist.
10	23440 Use Variance	Ameritech Denise Waite, Right of Way Manager; Easement Request to construct an underground equipment vault in the side street yard.	5309 W. Oklahoma Av. A/K/A 3130 S. 54th St. 11 th Dist.
		Action: Adjourned Motion: This item was adjourned at the request of a neighbor 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>
11	23443 Use Variance	Ameritech Denise Waite, Right of Way Manager; Easement Request to construct an underground telecommunications vault in the front yard.	3800-40 S. 84th St. 11 th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing.	
12	23432 Use Variance	Mc Donalds Restaurant Humberto Alonso; Franchisee	1931 S. 14th St. 12 th Dist.
		Request to continue occupying the premises as a type 'B' restaurant.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 Variance 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	23433 Special Use	Mc Donalds Restaurant Humberto Alonso; Franchisee Request to continue occupying the premises as a type 'B' restaurant.	1575 W. Washington St. A/K/A 1100-20 S. 16th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 ten (10) years, commencing with the date hereof. 	
14	23437 Special Use	Lad Lake, Inc. Chris Radiske; Lessee Request to occupy the premises as an office.	736-38 S. 3rd St. 12th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	23372 Special Use	Auto Sound and Effects Inc. Omar Alabbar/Osama Hamdan; Property Owner	5801 S. 27th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle repair (installation of auto accessories) facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 outdoor storage of parts or equipment. 5. 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>
16	23385 Special Use	Voicestream PCS II Corp Jeff Fowle; Lessee Request to construct a 35 ft. addition to the existing telecommunication tower. Action: Granted Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley 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 petitioner obtains approvals from the Federal Aviation Administration and Milwaukee County prior to the issuance of any permits. 5. That the tower is constructed in a manner which can adequately accommodate two additional wireless providers. 6. That this Special Use is granted to run with the land. 	5701 N. 124th St. 15th Dist.
17	23428 Use Variance	Ameritech Felicia Pfeffer; Easement Request to construct an underground telecommunications vault (storage of electronic equipment) in the front yard setback.	9103 W. County Line Rd. A/K/A 9101 W. County Line Rd. 15th Dist.
		Action: Adjourned Motion: This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing.	

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18	23431 Dimensional Variance	Paul F. Holub Property Owner Request to construct an accessory structure on the premises with side walls exceeding the maximum permitted height.	538 S. 73rd St. 16th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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. 	
19	23441 Special Use	Jay C. Xiong, Lessee Request to occupy the premises a dry cleaners.	5918 W. Vliet St. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 ten (10) years, commencing with the date hereof. 	

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20	23430 Special Use	Ethel M. Spicer, Property Owner Request to continue occupying the premises as a day care center for 50 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	6523-25 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 ten (10) years, commencing with the date hereof. 	
21	23423 Special Use	Old Siam Restaurant Anant Tanyakorndilok; Lessee Request to continue occupying the premises as a type 'A' restaurant.	2301 W. Wisconsin Av. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 ten (10) years, commencing with the date hereof. 	

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22	23439 Use Variance	Buren, LLC Property Owner	1325 N. Van Buren St. 4th Dist.
		Request to occupy the premises with 42 condominium units with integrated parking structure.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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. 	
23	23412 Dimensional Variance	Mark Baertlein Property Owner	8113-15 W. Thurston Av. 5th Dist.
		Request to allow the 24' x 12' storage building, which exceeds the maximum coverage for accessory structures, to remain on the premises.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 petitioner obtains a quadruple fee permit for the accessory structure per the district inspector's order. 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>
24	23445 Special Use	Lloyd Waters, Jr. Burleigh Brake & Alignment; Property Owner Request to occupy the premises as auto sales & repair (an expansion of present business at 9119 W. Burleigh St.).	9109 W. Burleigh St. A/K/A 9101-05, 9107,9113, & 9115 W. Burleigh St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing date.	
25	23413 Dimensional Variance	Darnell Turner Lessee Request to occupy the premises as a Community Living Arrangement(CLA) for 8 juveniles.	2645 N. 44th St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 Variance is granted for a period of one (1) year, commencing with the date hereof. 	

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26	23373 Special Use	Ramiro Sandoval, Property Owner Request to occupy the premises as a motor vehicle repair facility.	1773 S. Muskego Av. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 tires, auto parts, junk or nuisance vehicles. 5. That no work or storage of vehicles occurs in the public right of way. 6. That no vehicles stored on site impede ingress or egress through the driveways. 7. That signage is limited to a maximum of 40 sq. ft. 8. That no disabled or unlicensed vehicles or parts are stored outside. 9. That all repair work is conducted inside of the building. 10. That the driveway on Muskego is closed and the curb, gutter and sidewalk be restored within six (6) months. 11. That a maximum of three (3) motor vehicles be parked on the exterior lot at any time. 12. That a revised landscaping plan is submitted and approved by the Department of City Development-Planning Administration within 30 days of the date hereof. 13. 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>
27	23420 Special Use	Agape Love Learning and Development center Dawn Robertson & Denise Bowens; Property Owner	3958 N. 51st Bl. A/K/A 3954-68 N. 51st Blvd. 10th Dist.
		Request to occupy the premises as a day care center for 70 children, ages 6 wks.- 12 yrs., from 6 a.m. until 12 a.m.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 in addition to the proposed fence, the outdoor play area is separated from the public alley and parking area by some type of physical barrier such as bollards. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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28	23399 Special Use	Cialdini, LLC Bud Cialdini; Property Owner Request to construct a 40 unit apartment on the premises.	9211 W. Beloit Rd. A/K/A 3223, 3231, 3235 and 3245 S. 92nd St. 11th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 unused driveways are properly closed and restored with curb and gutter. 5. That the petitioner work with Department of City Development staff on an acceptable landscape and screening plan that includes a buffer to abutting properties. 6. That this Special Use and these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	23393 Dimensional Variance	John W. Soderland, Property Owner Request to construct an occupy the premises as a retail space.	5132 W. Howard Av. 11th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 petitioner take all measures necessary to control litter, loitering and loud noise on the premises. 5. That this Variance is granted to run with the land. 	
30	23381 Special Use	James J. Valona, Property Owner Request to occupy the premises as a rooming house for 11 persons.	822 W. Scott St. 12th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
31	23403 Use Variance	James Cape and Sons Co. Prospective Buyer Request to occupy the premises as a recycling, reclamation, and concrete crushing and facility.	6000 S. 6th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing date.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	23448 Dimensional Variance	Penelope A. Rushing, Property Owner Request to install a changeable sign cabinet on to existing non-conforming sign.	11010 W. Hampton Av. 15th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
33	23376 Dimensional Variance	North Milwaukee State Bank Lawanda Baldwin; Property Owner Request to construct a 60 sq. ft. ground sign on the premises.	9049 N. 76th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	23354 Special Use	BCR Auto Parts Inc. d.b.a. Phil's United Auto Parts Property Owner	1920 W. North Av. A/K/A 1900-26 W. North Ave. 17th Dist.
		Request to occupy the premises as a motor vehicle parts sales and installation facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 barbed-wire must be removed from the existing fence. 5. That no work or storage of vehicles occurs within the public right of way. 6. That no vehicles stored on site impede ingress or egress through the driveways. 7. That landscaping and screening plans are upgraded to meet the intent of s.295-75, including a mixture of deciduous and evergreen shrubs. 8. That site illumination is controlled to prevent glare onto adjacent streets and residences. 9. That no disabled or unlicensed vehicles or parts are stored outside. 10. That the barbed wire on top of the chain link fence is removed. 11. That the petitioner develops an identified pedestrian link from the sidewalk along West North Avenue to the main entrance to the building. 12. That the applicant take measures to ensure that no customer conduct repairs on the premises. 13. That there is no outdoor storage of tires or parts on the premises. 14. 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>
35	23409 Special Use	Lamar Advertising of Milwaukee, Lessee Request to raise the existing billboard 20 feet.	1632 N. 12th St. A/K/A 1626 N. 12th St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the Special Use to allow the existing billboard to remain within 300 ft. of a residential district and be increased to the district height limit. Seconded by Donald Jackson. Georgia Cameron moved to grant the Variance to permit the raising of the billboard an additional 14 ft. Seconded by Scott Winkler. This motion failed to obtain the 4 votes required to pass.	
	Vote:	Special Use: 4 Ayes, 1 Nays - H. Szymanski Variance: 3 Ayes, 2 Nays – H. Szymanski, C. Zetley	
	Conditions of Approval: (Special use)	<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 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>
36	23416 Special Use	Kashmir Inc. Pawanjit Singh; Property Owner	3709 W. Villard Av. 1st Dist.
		Request to continue occupying the premises as a motor vehicle pumping station with a convenience store and increase the hours of operation to 24 hours per day.	
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 between the hours of 10:00 p.m. and 6:00 a.m. customers must use the service window and not be allowed access to the interior of the premises. 5. That the petitioner not offer for sale any items which may be used as drug paraphernalia. 6. That any patron playing loud music be denied service and that a complaint is filed against the patron to the Milwaukee Police Department. 7. That no solicitation of customers take place on the premises. 8. That the petitioner contact the Milwaukee Police Department when crowds congregate on the premises. 9. That the landscaping be upgraded on the premises meeting the intent of s. 295.75. 10. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 11. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on February 16, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	23419 Special Use	Darshan S. Dahiwal, Property Owner Request to raze the existing motor vehicle pumping station and construct a new motor vehicle pumping station with a convenience store on the premises	4427 N. Green Bay Ave.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
38	23447 Special Use	Joel J. Kinlow, Property Owner Request to occupy the premises as a temporary shelter care facility for twenty children.	5185 N. 35th St. A/K/A 3501 W. Villard 1st Dist.
	Action:	Adjourned	
	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>
39	23386 Special Use	Stereo Doctors A. Omar Khatib; Lessee	6900-10 W. Capitol Dr. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle repair facility (installation of electronic equipment) with the addition of tire sales and custom upholstery.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 outdoor storage of used tires and all appropriate tire generator and disposal permits are obtained. 5. That the driveway on N. 69th Street be narrowed to the width of the overhead door. 6. That no work or storage of vehicles occurs in the public right of way. 7. That all conditions of the Board of Zoning Appeals case No. 22271 are complied with. 8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 21, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	23415 Special Use	Dependable Auto Sales Eugene Shikhman;Lessee Request to continue occupying the premises as a motor vehicle repair facility with the addition of motor vehicle sales.	2116 N. Farwell Av. A/K/A 2100 N. Farwell 3rd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23438 Special Use	Paul Bouraxis, Property Owner Request to construct and occupy the premises as a type 'B' restaurant with a drive-thru facility.	7822 W. Capitol Dr. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 site illumination is controlled to prevent glare onto adjacent streets and residences. 5. That the petitioner agrees to continue to work with Department of City Development staff to resolve design related issues relating to the planter element at the southwest corner of the site. 6. That no trash pick-up occur on site before 8:30 a.m. 7. That the drive through is closed at 11:00 p.m. on weekdays and Sunday and 12:00 a.m. on Friday and Saturday. 8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 9. 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	23329 Special Use	Drafisa and Djurdja Ristic, Property Owner Request to continue occupying the premises as a rooming house.	834 S. 3 rd St. 12 Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the item to administrative review. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
43	23331 Special Use	McDonald's Corporation Prospective Buyer Request to construct and occupy the premises as a type 'B' restaurant with a drive through window.	5880 S. 27 th St. A/K/A 2612 W. Ramsey Av. 13 th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the item to administrative review. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	23322 Special Use	Wisconsin Correctional Service Stephen B. Swigart, Exec. Director; Lessee Request to occupy 20,000 sq. ft. of the premises as a health clinic.	3716 W. Wisconsin Av. A/K/A 3716-32 W. Wisconsin Av. 16th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the item to administrative review. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

Other Business:

Board member Scott Winkler moved to approve the minutes of the March 1, 2001 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for April 5, 2001.

Board member Scott Winkler moved to adjourn the meeting at 10:15 p.m.. Seconded by Board member Henry Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board