

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - September 5, 2002
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1 - 85*)

Members: Henry Szymanski (*voting on items 1 - 85*)
Catherine Doyle (*voting on items 1 - 85*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1 - 85*)
Donald Jackson (*voting on items 1 - 85*)

START TIME: 2:15 p.m.

End Time: 7:17 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24177 Use Variance	United States Cellular, Lessee Request to replace the existing mono-pole with a new transmission tower attached to the existing structure.	2275 N. Lincoln Memorial Dr. 3rd Dist.
	Action:	Adjourned	
2	24459 Rehearing Request	James Cape & Sons Co., Lessee A rehearing request to occupy the premises as temporary rock and concrete crushing plant and outdoor storage facility.	4250 N. 35th St. 1st Dist.
	Action:	Approved	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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	24395 Rehearing Request	Latonia Jackson, Property Owner A Rehearing request to occupy the premises as a day care center for 8 children, newborn-10yrs, Monday-Friday 6:30am-6:00pm.	4536 N. 50th St. 2nd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	24331 Rehearing Request	Dasada Property Sharif Malik; Prospective Buyer A Rehearing request to raze the existing gas station and construct a new motor vehicle pumping station and convenience store to be open from 5 a.m. to midnight.	5909 W. Good Hope Rd. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23683 Rehearing Request	Looney Squad Learning Center Nickole Foster; Lessee Request to occupy the premises as a day care for 15 children, ages 2 to 12 years old, Monday through Friday, 6:00 AM to 12:00 AM.	1537 W. Groeling Av. 10th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the request. 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>
6	24307 Special Use	Wayne J. Armon, Property Owner Request to occupy the premise as a 24 hr. day care center for 8 children, Monday-Sunday.	8521 W. Fairy Chasm Dr. 15th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	24071 Dimensional Variance	La Donna Hart, Property Owner Request to occupy the premises as an Adult Family Home (AFH) 4.	9508 W. Silver Spring Dr. 15th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	24358 Special Use	Columbia -ST. Mary's Family Practice Center (FPC) c/o The Ruvin Group;Prospective Buyer Request to construct a 66,000 sq. ft. medical health clinic with office facilities on the 2nd floor.	2303-53 N. Farwell Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	24073 Use Variance	Erik J. Berg, Lessee Request to occupy the premise as an automotive repair station, between the hours of 9:00am-6:00pm Monday-Friday and 9:00am-4:30pm on Saturday.	505 N. 27th St. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	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>
10	24282 Special Use	Susan Watkins, Lessee Request to occupy the premises as a 24 hr day care facility for 8 children, newborn-12yrs, Monday-Sunday.	2619 N. 41st St. A/K/A 2617-19 N. 41st St. 7th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	24180 Extension of Time	Dirk Korthals, Property Owner Request to request an extension of time to comply with case #23284 and modify structure.	3229 N. 30th St. A/K/A 3231 N. 30th St. 10th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	24070 Dimensional Variance	Paul D. Fowler, Property Owner Request to split the existing parcel and construct a single family dwelling unit on each of the resulting new lots.	2520 W. Ramsey Av. 13th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
13	24080 Dimensional Variance	Paul D. Fowler, Property Owner Request to split the existing parcel and construct a single family dwelling unit on each of the resulting new lots.	2530 W. Ramsey Av. 13th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	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>
14	24262 Special Use	Barbara Crawford, Lessee Request to occupy the premise as a day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:00am-10:00pm.	3714 N. 36th St. A/K/A 3714-16 N. 36th St. 10th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
15	24445 Dimensional Variance	Alejandrina (Lyon) & Steve Halcomb Property Owner Request to make alterations to premises to add a second living unit.	3479 S. 15th Pl. 14th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
16	24454 Extension of Time	Bhupinder S. Ghuman Property Owner Request to comply with the conditions of case No. 23512.	1200 E. Howard Av. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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>
17	24409 Special Use	United Community Center, Property Owner Request to construct an addition to the existing community base residential facility and increase the number of occupants from 20 to 32.	1028-36 S. 9th St. A/K/A 1007 & 1007A & 1011 S. 8th St. 12th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
18	24415 Special Use	Dhillon's Market Inc. Interiet S. Dhillon;Property Owner Request to construct a car wash to the existing motor vehicle pumping station and convenience store.	551-75 W. Becher St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Ald. 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>
19	24429 Special Use	Steve Azarela Liberty Development Co./ Eat, LLC; Prospective Buyer	5354 S. 27th St. 13th Dist.
		Request to occupy the premises as a type 'B' restaurant with a drive thru facility.	
	Action:	Scheduled for next hearing	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner build in accordance with plans as submitted to the Board of Zoning Appeals. 5. That the plan of operation as submitted to the Board of Zoning Appeals be fully complied with and maintained. 6. That there will be no garbage collection pickup prior to 9:00 A.M. 7. 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. 8. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 9. That landscaping and screening plans are upgraded which meet the intent of city code. 10. That speakers for the drive-through window are designed in such a manner that speaker noise cannot be heard from neighboring properties. 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	24422 Special Use	Ralph W. Sellers, Lessee Request to occupy the premises as a second-hand sales facility.	3309 W. National Av. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
21	24408 Use Variance	Linda Adams Campbell Property Owner Request to park in the front yard setback.	1712 W. Meinecke Av. 17th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year 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. 	

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22	24444 Special Use	Happy Day's Day Care Center Jeanette Barquet; Prospective Buyer	3001 S. 13th St. 14th Dist.
		Request to occupy the premises as a day care center for 40 children, ages 6 weeks to 12 years, 7 AM to 6 PM, Monday through Friday.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with all state codes for day cares. 5. That a loading zone is obtained in front of the building on South 13th Street. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That signage is limited to the sign band above the storefront windows. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
23	24281 Special Use	Jamil M. Owens, Lessee	4900 N. Hopkins St. 1st Dist.
		Request to add motor vehicle sales to the existing car wash.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	24379 Special Use	Cornell Stallworth, Lessee Request to occupy the premise as a personal service facility (beauty salon).	4861 N. Teutonia Av. 1st Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
25	24411 Special Use	Ronny Stroli, Lessee Request to occupy the premises as a motor vehicle sales facility.	4087 N. Green Bay Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 5. That the unused driveway on North 11th Street is closed and restored with curb and gutter. 6. That landscaping and screening plans, which meet the intent of s.295-75, and a revised parking plan are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That all repair work is conducted inside of the building. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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26	24410 Special Use	Susan Watkins Lessee	4977 N. 46th St. 1st Dist.
		Request to occupy the premises as a family day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:00am-12:00am.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
27	24120 Special Use	Ned Ellis Jr., Lessee	2335 W. Atkinson Av. 1st Dist.
		Request to occupy the premise as a hand car wash facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the underground storage tank is removed from the site prior to obtaining a final occupancy certificate. 5. That the petitioner implement and maintain landscaping and screening in accordance to the landscape and screening plan approved by the Department of City Development. 6. 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 if necessary. 7. That all previous conditions of the Board regarding this property are complied with. 8. 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>
28	24441 Special Use	Angela Phipps, Lessee Request to continue occupying the premises as a day care center with an increase in the number of children to 70, ages 4 wks. - 12 yrs., from 6 a.m. to midnight.	7418-20 W. Hampton Av. 2nd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies on the second floor. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is increased to meet the requirements of the State of Wisconsin. 7. That the outdoor play area is not utilized after 8:00 P.M. 8. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on October 10, 2004. 	

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29	24449 Special Use	John Brodersen, Property Owner Request to continue occupying the premises as a type 'b' restaurant with an 546 sq. ft. addition to the existing office space on site.	2910 W. Capitol Dr. 1st Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 14, 2010. 	
30	24439 Dimensional Variance	Dennis James, Property Owner Request to install an air conditioning condenser in the north side setback.	2710 N. Avondale Bl. 2nd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year 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. 	

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31	24399 Special Use	LifeWays, Lessee Request to occupy a portion(lower level)of the premises as a day care center for 20 children, 3 mo-12 yrs, Monday-Friday 6:00am-6:00pm.	3224 N. Gordon Pl. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested pary and will be rescheduled at the next available hearing.	
32	24430 Dimensional Variance	Jonas Karvelis, Property Owner Request to construct a building addition in the front yard setback.	3222 N. Cambridge Av. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to approve the appeal. Seconded by Catherine Doyle.	
	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 one (1) year 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. 	

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33	24453 Special Use	John Sharpe, Lessee Request to occupy the premises as an office.	224 A W. Wells St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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34	24418 Dimensional Variance	Seventy-Sixth Street, L.L.C. c/o The Crown Group, Inc.;Property Owner	7625 W. Fond du Lac Av. 5th Dist.
		Request to occupy the premises as a motor vehicle supply store.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 6. That this Special Use and these Variances are granted to run with the land. 	
35	24442 Special Use	Kingdom of Heaven Christian Ministries, Inc. Laverne C. Ihm;Lessee	9235 W. Capitol Dr. 5th Dist.
		Request to continue occupying the western portion of lower level as a church.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

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36	24420 Special Use	Mrs. Daisy Ollie-Robinson Lessee Request to occupy the premises as a 24 hr day care center for 26 children, 6wks-12yrs, Monday-Friday.	323-A E. Garfield Av. A/K/A 323-25 E. Garfield Ave. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
37	24428 Special Use	British Auto Service LLC John Vlasic & Craig Pfister; Lessee Request to continue occupying a portion of the 2nd floor of the premises as a motor vehicle repair facility.	324 W. Cherry St. 6th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are maintained. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on December 6, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	24432 Special Use	Harambee School Development Corporation Property Owner Request to continue occupying a portion of the premises as a day care center with and increase in the number of children to 65, ages 6wk-12yrs, Monday-Friday 7:00am-6:00pm.	110 W. Burleigh St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 5. That all previous Board conditions regarding this site are complied with. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
39	24398 Special Use	The Way and The Truth Ministries Prospective Buyer Request to occupy the premises as a church.	5017 W. Center St. A/K/A 5015-5027 W. Center St. 7th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	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>
40	24250 Special Use	Darshan Dhaliwal Bulk Petroleum Corp.;	1909 W. Hopkins St. 7th Dist.
		Request to continue occupying the premises as a motor vehicle pumping station with the expansion of the convenience store.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That the southerly driveway on North 20th Street is closed. 7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 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 if necessary. 9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 19, 2005. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	24431 Special Use	<p>Otis Hamilton, Lessee</p> <p>Request to occupy the premises as a car wash facility.</p>	<p>3302 W. Center St. 7th Dist.</p>
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 5. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 6. That landscaping and screening plans are submitted which meet the intent of s.295-75. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That all washing and drying work is conducted inside of the building. 9. 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 if necessary. 10. That all barbed wire is removed from the premises. 11. 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>
42	24199 Special Use	Clifford Weddle, Lessee Request to continue occupying the premises as a motor vehicle salvage, repair and sales facility.	4030 W. Douglas Av. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 5. That there is no display of exterior banners or other advertising except that which is on the approved sign plan or in the plan of operation. 6. That existing landscaping and screening is maintained in a manner that meets the intent of city code. 7. That all previous conditions of the Board regarding this property are complied with. 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>
43	24419 Special Use	Lenora S. Davis, Prospective Buyer Request to occupy the premises as a day care center for 60 children, 6wks-12yrs, Monday-Friday 6:00am-11:30pm.	6140 N. 60th St. A/K/A 5910 W. Douglas Ave. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
44	24403 Use Variance	Mariyln Gitao, Property Owner Request to occupy a portion of the premises for a massage business.	3217A N. 12TH St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner receives a license from the city of Milwaukee to operate a massage establishment at this location. 5. That the petitioner retains registration with the State of Wisconsin as a massage therapist. 6. 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>
45	24407 Special Use	Joe T. Williams, Property Owner Request to continue occupying the premises as a 24 hr. motor vehicle pumping station and convenience store.	2707 W. Burleigh St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That the pylon sign is constructed according to the revised sign plan submitted to the Board of Zoning Appeals on August 23, 2002. 7. 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 if necessary. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
46	24338 Use Variance	Paul Samolyk, Other Request to occupy a portion of the premise as a motor vehicle recycling facility(junk yard).	602 S. 9th St. A/K/A 602-14 S. 9th St. 12th Dist.
	Action:	Denied	
	Motion:	Georgia Cameron moved to deny 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>
47	24359 Special Use	David Aragon Site Staffing; Property Owner Request to modify the existing board approved special use by addition of a ground sign 50 ft. in height, 207 sq. ft. in area with a electronic message board.	809 W. National Av. 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.	
48	24349 Use Variance	Doug & Claudia Cohen d/b/a HTH Video Enterprises, Inc.; Lessee Request to occupy the premise as a retail sales facility (video store with a portion for adult videos).	3906 S. 27th St. A/K/A 3904 s. 27th St. 13th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
49	24357 Special Use	James Aryeetey, Property Owner Request to occupy the premise as a medical health clinic.	8320 W. Beatrice Ct. 15th 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this 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>
50	24272 Special Use	US Cellular, Lessee Request to construct a 80' telecommunication tower on the premises.	5225 W. Vliet St. 16th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the item. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	24243 Special Use	Quincy Johnson Lessee Request to occupy the premise as a day care facility for 8 children, 4wks-12yrs, Monday-Friday 6:00am-10:00pm.	3917 W. Galena St. 17th 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area not be utilized after 8:00 p.m. 5. That this Special Use is granted for a period of two (2) 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	24244 Special Use	Larry Johnson, Lessee Request to occupy the premise as a day care facility for 8 children, 4wks-12yrs, Monday-Friday 6:00am-10:00pm.	3910 W. Galena St. 17th Dist.
	Action:	Granted 2 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area not be utilized after 8:00 p.m. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
53	24336 Special Use	Patrina Echols, Lessee Request to occupy the premise as a day care facility for 8 children, 4wks-12yrs, Monday-Friday 6:00am-12:00am.	1944 N. 38th St. 17th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Georgia Cameron 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area not be utilized after 8:00 p.m. 5. That no signage pertaining to the daycare is allowed on the premises. 6. That this Special Use is granted for a period of two (2) 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>
54	24342 Special Use	Ocoma Oil, Sajan Makbul, Property Owner Request to raze the existing motor vehicle repair facility and construct a motor vehicle pumping station and convenience store.	3507 W. Wright St. 17th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	24414 Special Use	Susan Watkins, Prospective Buyer Request to occupy the premises as a 24hr family day care facility for 8 children, 6wks-12yrs, Monday-Sunday.	2304 N. Grant Bl. 17th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
56	24267 Dimensional Variance	Rev. Maddie Turner Sr., Property Owner Request to occupy the premises as a church without the required parking.	2028-34 W. Cherry St. 17th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle 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 one (1) year 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>
57	24371 Use Variance	Rev. Maddie Turner, Property Owner Request to raze the existing church and occupy the premise as a parking lot.	2033 W. Cherry St. A/K/A 1442 N. 21st St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans that meet the intent of s.295-405 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763) are submitted to the Board of Zoning Appeals and approved by the Zoning Administration group prior to the issuance of any permits. Plans must include an urban edge treatment along the West Cherry St. and N. 21st St frontages.</p> <p>5. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</p>	
58	24091 Special Use	Luridan Nichols, Lessee Request to occupy the premises as a rooming house for 8 people.	1219 W. Mc Kinley Av. 17th 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>
59	24305 Dimensional Variance	David & Toni Howard, Property Owner Request to occupy the premise as a community base residential facility for 6 adults (developmentally disabled).	5100 N. 42nd St. A/K/A 4130 W. Lancaster Ave. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of two (2) years, commencing with the date hereof.	
60	24416 Special Use	Haitham Naji, Lessee Request to occupy a portion of the premises for the sales and installation of motor vehicle audio and security equipment.	1957 W. Hampton Av. A/K/A 1951 W. Hampton Ave. 1st Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	
61	23664 Special Use	Wright Auto Sales Charles Wright; Property Owner Request to occupy the premises as a motor vehicle sales, repair and car washing facility.	5003 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	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>
62	24286 Special Use	Denise Spears & Pat Echols; Lessee Request to occupy the premise as a 24hr. day care center for 26 children, 6 mo.- 12 yrs, Monday-Friday.	5301 W. Villard St. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Georgia Cameron 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 5. That the unused driveway on N. 53rd Street at the rear of the building be closed and restored with curb and gutter. 6. That no vehicles be parked in the drop-off/pick-up area directly in front of the building for more than a few minutes. 7. That landscaping and screening plans for the drop-off area and parking area, which meet the intent of s.295-75, are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 9. That the outdoor play area is not utilized after 8:00 P.M. 10. That the outdoor play area is separated from the parking area by some type of physical barrier such as bollards. 11. 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>
63	24339 Special Use	Latasha Jackson, Property Owner Request to occupy the premise as a 24 hr day care facility for 8 children, 6wks-12yrs, Monday-Friday.	4735 N. 74th St. 2nd Dist.
	Action:	Granted	
	Motion:	Catherine Doyle 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area is not utilized after 8:00 p.m. 5. The no signage pertaining to the day care is erected on the premises. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
64	24384 Special Use	Byron Allen Artis, Lessee Request to continue occupying a portion of the premises as a motor vehicle service facility.	5656 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to grant 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>
65	24386 Special Use	Tracy & Earl Phillips, Property Owner Request to occupy the premises as a day care facility for 8 children, 6mo.-12yrs, Monday-Sunday 6:00am-12:00am.	4628 N. 70th St. 2nd Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	
66	23891 Special Use	St. Charles Youth & Family Services Prospective Buyer Request to occupy the premises as a social service facility.	4757 N. 76th St. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner implement site improvements including landscaping and screening in accordance with the landscape plan approved by the Department of City Development on July 2, 2002. 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>
67	24404 Special Use	V.E. Carter Development Group, Inc. Property Owner	2801 W. Wisconsin Av. 4th Dist.
		Request to expand the social service facility from 50 to 70 participants in addition to maintaining the existing offices, day care center, and school on site.	
	Action:	Granted	
	Motion:	Catherine Doyle 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with except as amended herein. 5. 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 if necessary. 6. That the petitioner submit a report to the Department of Neighborhood Services, the Alderman of the district, the County Supervisor and any party which registers with the applicant to receive a copy, at least yearly beginning not later than December 31, 2002. The report is to contain information on the average and maximum number of persons served by the programs broken down by month. The report may also contain additional information to reasonably apprise interested parties of the program's status. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 26, 2005. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	24343 Special Use	Lantona T. Johnson, Property Owner Request to occupy the premise as a 24 hr. family day care home for 8 children, 6wks-12yrs, Monday-Sunday.	5316 N. 91st St. 5th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Syzmanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
69	24353 Appeal of an Order	Raymond L. Verbanac, Property Owner Request to appeal an order of the Department of Neighborhood Services determining the occupancy to be a junkyard.	9009 W. Villard Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
70	24354 Appeal of an Order	Raymond L. Verbanac Property Owner Request to appeal an order of the Department of Neighborhood Services determining the occupancy of the premises to be a junkyard.	8905 W. Villard Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron 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>
71	24229 Special Use	Nick Antzoulatos, Property Owner Request to occupy the premise as a used motor vehicle sales facility.	8138-44 W. Appleton Av. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans must be upgraded to meet the intent of s.295-405 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763) prior to the issuance of permits. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That all parking areas are paved before any other permits are issued. 9. That a no parking zone be applied for on Courtland Ave. 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>
72	24219 Special Use	Edna M. Hudson, Lessee Request to occupy a portion of the premises as a day care facility for 40 children, 4wks-12 yrs, Monday-Friday 5:30am-12:00am.	3953 N. 76th St. 5th Dist.
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current International Building Code for educational and institutional facilities. 5. That signage is limited to a maximum of 25 square feet. 6. That the outdoor play area is not utilized after 8:00 P.M. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That a six (6) ft. high board on board fence be erected at the rear of the premises. 9. That the play area not be utilized before 9:00 a.m. and after 8:00 p.m. 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>
73	24285 Special Use	Teen Challenge, Lessee Request to include detailing and whole sale of motor vehicles to the existing motor vehicle sales and repair facility.	9246 W. Appleton Av. 5th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 5. That there is no display of exterior banners or other advertising except that which is on the approved sign plan or in the plan of operation. 6. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 7. That all detail work is conducted inside of the building. 8. That no car washing take place on the premises. 9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on July 15, 2002. 	
74	24300 Special Use	Edward Cobb 'tiny' Miraclez Child Care Development Center; Request to occupy the premises as a day care center for 8 children, ages 6 wks. to 12 years, Monday through Friday, 6:45 AM to 10:00 PM.	3800 N. 10th St. 6th Dist.
	Action:	Dismiss	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	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>
75	24421 Special Use	Anzell Bratcher, Lessee Request to occupy the premises as a indoor storage and wholesale trade facility.	2233 W. Fond Du Lac Av. A/K/A 2229-31 W. Fond Du Lac Ave. 7th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
76	24318 Special Use	Annette Sims, Other Request to occupy the premise as a day care facility for 8 children, 6wks-12yrs, Monday-Saturday, 6:00am-6:00pm.	2821 W. Clarke St. 7th Dist.
	Action:	Granted 2 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
77	24373 Special Use	Daryl Olszewski, Other Request to occupy a portion of the existing school as a day care center for 40 children, ages 3 - 14 yrs., from 6 a.m. to 6 p.m.	2647 N. 51st St. A/K/A 5131 W. Center St. 7th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	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>
78	24288 Dimensional Variance	Patti Jump, Property Owner Request to expand the existing 3 unit residential dwelling to a 5 unit residential dwelling.	2100-04 S. 32nd St. 8th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
79	24058 Special Use	Maria del Carmen Garcia, Lessee Request to occupy the premises as a rooming house and social service facility.	2501-05 W. Burnham St. 8th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn 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>
80	24376 Special Use	Helen Walker, Lessee Request to occupy the premise as a day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:00am-11:30pm.	2720 W. Melvina St. A/K/A 2718-20 W. Melvina St. 10th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area is not utilized after 8:00 p.m. 5. That no signage pertaining to the day care be erected on site. 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	24383 Special Use	Lisa & Elliott Torrence, Property Owner Request to occupy the premise as a day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:00am-12:00am.	4620 W. Townsend St. 10th Dist.
	Action:	Granted 2 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no signage pertaining to the daycare be erected on the premises. 5. That the play are not be utilized before 9:00 a.m. and after 8:00 p.m. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
82	24030 Special Use	Bulk Petroleum Corporation Prospective Buyer Request to occupy the premises as a motor vehicle pumping station with convenience store.	4907 W. Fond du Lac Av. A/K/A 4901-07 W. Fond du Lac Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Ald. 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>
83	24333 Special Use	George Noble, Property Owner Request to occupy the premises as a day care facility for 8 children, 6wks-12yrs, Monday-Sunday 6:00am-10:00pm.	1036 W. Wright St. A/K/A 1036-38 W. Wright St. 17th Dist.
	Action:	Granted 3 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy certificate and complies with all the State Commercial Code requirements for day care centers. 5. That the play area is not utilized after 8:00 p.m. 6. That the signage be limited to 17.5 sq. ft. 7. 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>
84	24388 Use Variance	George Noble, Property Owner Request to occupy the premises as a grocery store.	1038 W. Wright St. A/K/A 1036-38 W. Wright St. 17th Dist.
	Action:	Granted 3 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 one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the exterior security gate is removed from the front door. 5. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 6. That the grocery store be closed by 9:00 p.m. 7. 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. 8. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	
85	24215 Special Use	John Nelson Sims, Property Owner Request to continue occupying the premise as a motor vehicle repair center.	2419 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved adjourn 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>
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Other Business:

The Board set the next meeting for September 26, 2002.

Board member Szymanski moved to adjourn the meeting at 7:17 p.m.. Seconded by Board member Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board