

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – January 23, 2003
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-66*)

Members: Scott R. Winkler (*voting on items 1-64, 66*)
Catherine M. Doyle (*voting on items 1-66*)
Roy B. Nabors (*voting on items 1-66*)

Alt. Board Members: Georgia M. Cameron (*voting on items 51-66*)
Donald Jackson (*voting on items 1-50, 65*)

START TIME: 2:07 p.m.

End Time: 8:08 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24406 Extension of Time	Shawn Weaver, Lessee Request for an extension of time to comply with the conditions of Case No. 23701.	5030 W. Hampton Av. A/K/A 5022-30 W. Hampton Ave. 1st Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	24446 Special Use	Linda Anthony, Linda's Child Care and Growth Center; Property Owner Request to occupy the premises as a day care center for 25 children, ages 6 weeks to 12 years, 6:30 AM to 12:00 AM.	4585 N. 23rd St. 1st Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors 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>
3	24390 Special Use	Roger Sinclair, Lessee Request to occupy the premise as a car wash.	4173 N. Green Bay Av. A/K/A 4173-75 N. Green Bay Ave. 1st Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	24618 Special Use	Genesis HealthCare, USA, Lessee Request to occupy a portion (2nd floor) of the premises as a Community Living Arrangement (CLA).	5310 W. Capitol Dr. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	24685 Special Use	Kenny's Ribs & Chicken Capitol Drive, Inc., Lessee Request to occupy the a portion of the premises as a fast-food/carry-out restaurant.	801A E. Capitol Dr. A/K/A 801 (A-E) E. Capitol Dr. 3rd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	24687 Special Use	New Arcade, LLC., Joe Weirick; Property Owner Request to occupy the premises as a fast-food/carry-out restaurant.	135 W. Wisconsin Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors 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>
7	24682 Special Use	Nehemiah Project Inc., Rev. Ed Ruen; Property Owner Request to occupy the premises as a group home facility for 8 male children ages 13yrs-18yrs.	2506 W. Vliet St. 4th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	24483 Special Use	Maryion Bean, Mary Bean; Property Owner Request to occupy the premises as a 24hr day care facility for 8 children, 6wks-12yrs, Monday-Friday.	2709 N. 46th St. 7th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	24673 Special Use	St. Joseph's Regional Medical Center Property Owner Request to construct a loading canopy to the existing hospital facility.	3070 N. 51st St. A/K/A 5000 W. Chambers St. 7th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	24457 Special Use	Voicestream PCVS II Corp., Lessee Request to construct an 80-foot flagpole with antennas for wireless communications.	3529 S. 84th St. A/K/A 3541 S. 84th St. 11th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors 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>
11	24671 Special Use	Jo's Day Care Academy of the Arts Lessee	3023-27 W. Greenfield Av. 16th Dist.
		Request to continue to occupy the premises as a day care center for 150 children ages 6wks-11 yrs, Monday-Friday 6:00am-6:00pm.	
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code. 5. That landscaping and screening plans that meet the intent of s.295-405 of the Milwaukee Zoning Code be submitted to and approved by the Zoning Administrative Group (ZAG) prior to the issuance of any permits. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	24681 Use Variance	Lou A. Avila, Property Owner Request to continue occupying the premises as a motor vehicle body shop.	4319 W. North Av. A/K/A 2246 N. 44th St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 no work or storage of vehicles occurs in the public right of way. 5. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code. 6. That all previous conditions of the Board regarding this property are complied with. 7. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	
13	24635 Special Use	Dayetta Bey-Nze, Lessee Request to occupy the premises as a day care center for 60 children ages newborn-12yrs, Monday-Friday 6:00am-12:00am, Saturday 8:00am-3:00pm.	5148 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party 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>
14	24459 Dimensional Variance	James Cape & Sons Co., Lessee Request to occupy the premises as temporary rock and concrete crushing plant and outdoor storage facility.	4250 N. 35th St. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
15	24667 Special Use	Odessa Flagg, Lessee Request to occupy the premises as a second-hand sales facility.	7165 W. Burleigh St. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors 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 products or merchandise. 5. That there is no outdoor display of banners or signs except those that are approved by permit. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That signage must conform to the sign standards of s.295-605 of the Milwaukee Zoning Code. 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>
16	24680 Special Use	Ann Tilque, Lessee Request to occupy the premises as a second-hand sales facility.	1668 N. Warren Av. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 by permit and on the site plan. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	24692 Special Use	Todd J. Poppe, Milwaukee Area Technical College; Lessee Request to continue occupying the premises as a parking lot.	810 W. Juneau Av. A/K/A includes part of 902-26 W. Juneau Ave. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors 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 one (1) year, commencing with the date hereof. 	
18	24693 Special Use	Todd J. Poppe, Milwaukee Area Technical College; Lessee Request to continue occupying the premises as a parking lot.	807 W. Juneau Av. A/K/A 915 W. Juneau Ave. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors 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 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>
19	24686 Special Use	Jai Prakash Gupta, Prospective Buyer Request to occupy the premises as motor vehicle pumping station and convenience store.	9025 W. Appleton Av. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors 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 those which are approved by permit and on the site plan. 6. That site illumination plans which meet the lighting standards of s.295-409 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	24606 Special Use	Issac Green, Property Owner Request to occupy the premises as a motor vehicle repair center.	5302 W. Center St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 no work or storage of vehicles occurs in the public right of way. 7. That landscaping and screening plan which meets the intent of s.295-405 of the Milwaukee Zoning code is submitted to and approved by the Zoning Administrative Group (ZAG) prior to the issuance of any permits. 8. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 9. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code. 10. That no disabled or unlicensed vehicles or parts are stored outside. 11. That all repair work is conducted inside of the building. 12. 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>
21	24658 Special Use	Alberto Valle, Property Owner Request to include detailing and the installation of stereo equipment to the existing motor vehicle repair facility.	2059 S. Muskego Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
22	24724 Dimensional Variance	Fred V. Zirbel III, Property Owner Request to subdivide parcel into 2 lots without the required south side setback.	1963 S. 21st St. A/K/A 1959 S. 21st St. 8th Dist.
	Action:	Granted	
	Motion:	Roy Nabors 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	24722 Dimensional Variance	Fred V. Zirbel III, Property Owner Request to divide an existing parcel into two parcels without the required south side setback.	1959 S. 21st St. A/K/A 1959-63 S. 21st St. 8th Dist.
	Action:	Granted	
	Motion:	Roy Nabors 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. 	
24	24708 Special Use	Marsden Investment LLC, Lessee Request to occupy the premises as a ground transportation service facility.	7254 N. Teutonia Av. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code. 5. That landscaping and screening plans are submitted to and approved by the Zoning Administration Group (ZAG) which meet the intent of city code section 295-405 for Type 'A' landscaping. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	24702 Special Use	Kareemah Shareef, Property Owner Request to occupy the premises as a day care facility for 8 children ages 3mo-12yrs, Monday-Friday 6:00am-10:00pm, Saturday-Sunday on call services.	1012 W. Burleigh St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 are no signs or banners on the premises. 5. That the outdoor play area is not utilized after 8:00 P.M. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	24706 Special Use	McDonalds/Franchise Realty Property Owner	3137 S. 76th St. 11th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive thru facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors 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 ten (10) years, commencing with the date hereof. 	
27	24703 Special Use	Marquette Delta Corp., Property Owner	845 N. 16th St. 17th Dist.
		Request to occupy the premises as a fraternity house for 11 bedrooms.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors 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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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28	24507 Rehearing Request	Bessie Carter, Property Owner Request for a rehearing request to occupy the premises as a day care facility with revised hours (8am - 12 am), for 8 children, newborn-12yrs, Monday-Sunday.	1961 W. Purdue 1st Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved grant the rehearing request. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
29	24185 Dimensional Variance	Clear Channel Outdoor, Lessee Request to construct a 10.5 ft x 36ft off premise advertising sign adjacent to the freeway.	9715 W. Blue Mound Rd. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
30	24689 Dimensional Variance	Miller Brewing Company Property Owner Request to construct a 21 ft x 46 ft. off-premise wall sign on the premises.	4000 W. State St. A/K/A 4000-02 W. State St. 16th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Roy Nabors.	
	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 Variance 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>
31	24610 Special Use	John F. Saunders, Property Owner Request to occupy the premises as a ground transportation facility.	601 S. 93rd St. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
32	24633 Special Use	Thelma L. Quinn a.k.a Thelma L. Jones; Property Owner	1801-03 W. North Av. 17th Dist.
		Request to occupy the premises as a rooming house for 10 tenants.	
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
33	24646 Use Variance	Horizons Inc., Property Owner	1863 N. 25th St. 17th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Adjourned	
	Motion:	Donald Jackson 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>
34	24554 Special Use	Gwendolyn Jackson, Lessee Request to continue occupying the premises as a day care center for 75 children, ages 4wks-13 yrs., from 6 a.m. to 12:30am.	4828 W. Lisbon Av. 17th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 day care van and all other vehicles associated with the day care not park in the alley at the rear of the site. 5. That all previous Board conditions regarding this site are complied with. 6. That the roof sign be removed from the premises within six (6) months. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
35	24656 Use Variance	Janine James, M.D., Lessee Request to occupy the premises as an medical office.	4038 N. 39th St. 1st Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson. Roy Nabors voted against the motion.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	24657 Special Use	Lincoln Russell, Property Owner Request to raze the existing structure and construct a church.	2025 W. Hampton Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	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 pursue with the Department of Public Works the securing of additional parking on the adjacent City-owned parcel. 5. That landscaping and screening plans are upgraded to meet the intent of s.295-405 of the Milwaukee Zoning Code. 6. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code. 7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 8. That an identifiable pedestrian link is provided between the building and the N. 21st St. frontage. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
37	24628 Special Use	Bobbie Lewis, Property Owner Request to occupy the premises as a 24 hr day care facility for 8 children ages 12wks-12yrs, Monday-Sunday.	6710 W. Courtland Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. 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>
38	24669 Special Use	Helen Brooks & Willie Kohlhiem Jr. Property Owner Request to occupy 2 units of the premises as a day care center for 40 children ages 4wks-12yrs, Monday-Friday 6:00am-10:00pm.	2955 N. 66th St. A/K/A 2955-57 N. 66th St. Unit # 101 & 102 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
39	24562 Special Use	Wilma Collins, Property Owner Request to occupy the premises as a day care facility 8 children ages 6wks-12yrs, Monday-Friday 6:00am-6:00pm.	4424 N. 68th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
40	24571 Special Use	Silver Spring Church Of God Property Owner Request to occupy a portion of the premises as a day care center for 60 children ages 4wks-12yrs, Monday-Friday 6:00am-6:00pm.	7333 W. Silver Spring Dr. A/K/A 7329 W. Silver Spring Dr. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson 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 signage conforms to the guidelines of s.295-505-5 of the Milwaukee Zoning Code. 6. That the outdoor play area is not utilized before 9:00 A.M. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	24655 Dimensional Variance	Ken Weske, Property Owner Request to construct an attached garage to the existing single-family dwelling without the required setbacks.	1608 N. Astor St. 3rd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
42	24555 Use Variance	3123 Marietta LLC, Property Owner Request to construct a garage addition without the required setback.	3123 N. Marietta Av. A/K/A 3123-33 N. Marietta Ave. 3rd Dist.
	Action:	Granted	
	Motion:	Scott Winkler 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 petitioner build in accordance with plans submitted. 4. That the petitioner work in an amenable manner with concerned neighbors to resolve the safety concerns related to ingress and egress from the proposed garage. 5. That no building permit be issued until a detailed plan which incorporates neighbors concerns and states what safety precautions will be utilized on site is submitted to and approved by the Zoning Administration Group (ZAG). 6. That a safety plan relating to the exiting of vehicles from the garage be submitted to ZAG and concerned neighbors for comments at least thirty (30) days prior to the issuance of any building permit. 7. 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>
43	24602 Dimensional Variance	Ken Leinbach, Lessee Request to construct a community center on a the premises.	1500 E. Park Pl. A/K/A 2753 N. Bartlett Ave. 3rd Dist.
	Action:	Granted 20 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Roy Nabors.	
	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 twenty (20) years and that these Variances are granted to run with the land, commencing with the date hereof. 	
44	24648 Special Use	Latasha Jackson, Prospective Buyer Request to occupy the premises as a day care center for 30 children ages 6wks-12yrs, Monday-Friday 6:00am-12:00am.	7809-11 W. Burleigh St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner 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>
45	24649 Special Use	Lucretia Hightower, Property Owner Request to extend the hours from 5:30pm to 12:00am of the existing day care center for 40 children ages 6wks-12yrs, Monday-Friday. Action: Granted Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. 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 no more than 20 children be on site after 5:30 p.m. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 28, 2005.	5457 N. 91st St. 5th Dist.
46	24666 Use Variance	Paul M. Scholl, Property Owner Request to continue occupying the premises as a dental office for two dentists. Action: Adjourned Motion: This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	9211 W. Auer Av. 5th Dist.
47	24497 Dimensional Variance	Jon Bromaghim, Property Owner Request to construct an addition to the existing attached garage. Action: Adjourned Motion: Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3120 N. Argonne Dr. 5th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	24612 Special Use	Triumph The Church and Kingdom of God In Christ, Property Owner Request to occupy the premises as offices for the adjacent church.	2232-34 N. 6th St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 applicant obtains an occupancy certificate by submitting plans that detail building alterations to comply with building accessibility and conversion issues, obtain all necessary permits and comply with all State commercial code requirements for an office building. 5. That signage is reduced to comply with the requirements of s. 295-505-5 of the City Code, which permits one ground sign with a maximum sign area of 18 square feet and a maximum height of 6 feet. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
49	24632 Special Use	Noah's Ark Preparatory School Clara M. Wright; Lessee Request to occupy the premises as a day care center (preschool) for 50 children, ages 2 and 3, Monday-Friday, 6 AM to 11:30 PM.	2214 N. Martin L. King Jr. Dr. A/K/A 2200-2218 N. Martin L. King Jr. Dr. 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson. Roy Nabors voted against the motion.	
	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>
50	24490 Special Use	Mt. Zion Missionary Baptist Church Lessee Request to occupy the premises as a social service facility(neighborhood resource center).	2222 N. 2nd St. 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	24636 Special Use	Rosie L. Stevenson, Property Owner Request to occupy the premises as a 24hr day care center for 8 children ages 6wks-12yrs Monday-Friday.	2234 N. 26th St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler 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 more than two (2) children enrolled in the daycare be on site after 10:00 p.m. 5. That the facility close by 12:00 a.m. 6. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 7. 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>
52	24659 Special Use	Word of Hope Ministries, Lessee Request to occupy a portion of the premises as a day care center for 40 children ages 2yrs-12yrs, Monday-Friday 6:00am-6:00pm.	2663 N. 40th St. A/K/A 2663-77 N. 40th St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors 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. The applicant obtains a certificate of occupancy and complies with all State commercial building code requirements for institutional and educational occupancies. 5. That a loading zone is obtained along the entire North 40th Street frontage. 6. That a van service is offered. 7. That signage must meet the requirements of s.295-605 of the City Code. 8. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
53	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:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	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:	Scott Winkler moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	24638 Use Variance	Will Allen, Property Owner Request to occupy the premises as a specialty school (agricultural training).	5500 W. Silver Spring Dr. A/K/A 5500-5526 W. Silver Spring Dr. 9th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned by staff and will be rescheduled at the next available hearing.	
56	24668 Special Use	Elizabeth Dismukes, Property Owner Request to occupy the premises as a 24 hr. day care facility for 5 children ages 6wks-12yrs, Monday-Friday.	3604 W. Custer Av. 9th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors 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>
57	24617 Special Use	Jennie Patton, Lessee Request to occupy the premises as a day care facility for 8 children, 6wks-12yrs, Monday-Friday 7:00am-10:00pm.	3903 W. Thurston Av. 9th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Roy Nabors.	
	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 are no exterior signs or banners on the premises. 5. That the outdoor play area not be utilized before 9 a.m. and after 8 p.m. 6. That there be no more than two (2) children on site after 8 p.m. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
58	24647 Special Use	Phyllis Sterling, Lessee Request to occupy the premises as a daycare facility for 8 children ages 3mo-12yrs, Monday-Friday 6:00am-10:00pm.	3016 N. 23rd St. A/K/A 3016-18 N. 23rd St. 10th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler 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 there are no signs or banners on the premises. 5. That the play area no be utilized before 9 a.m. and after 8 p.m. 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>
59	24674 Special Use	Anna E. Tormes, Lessee Request to occupy the premises as a daycare facility for 8 children ages 6wks-12yrs, 24 hrs. Monday-Friday, Saturday-Sunday 6:00am-6:00pm.	3213 N. 35th St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors 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 not be utilized before 9 a.m. or after 8 p.m. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	24705 Use Variance	Roosevelt Wimpie, Lessee Request to occupy the premises as a membership club (motorcycle club).	3021 W. Auer Av. A/K/A 3170 N. 31st St. 10th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler 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 take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That the applicant encourage members to travel on N. 31st when coming to or leaving the facility. 6. That landscaping and screening plans are submitted which meet the intent of city code section 295-405 for landscaping. 7. That signage plans be submitted to the Zoning Administrative Group (ZAG) that conforms to the guidelines of s.295-505-5 of the Milwaukee Zoning Code prior to the issuance of any permits. 8. That the applicant obtains an occupancy certificate and complies with all State commercial code requirements for assembly occupancy. 9. That all debris is removed from the exterior yard prior to occupancy. 10. That this Variance is granted for a period of two (2) years, commencing with the date hereof. 	
61	24594 Dimensional Variance	Canaan Baptist Church, Property Owner Request to construct a type 'B' freestanding sign to the existing church.	2975 N. 11th St. A/K/A 2972 N. 11th Ln. 10th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. 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>
62	24654 Special Use	Ignacio Rocha, Lessee Request to occupy the premises as a car wash facility.	1801 W. Forest Home Av. 12th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
63	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:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
64	24369 Special Use	Katz Children's Trust, Property Owner Request to continue occupying the premises as a rooming house for 54 occupants.	2537 N. Farwell Av. A/K/A 2535-41 N. Farwell Ave. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Roy Nabors.	
	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 Board conditions regarding this property are complied with. 5. That this Special Use and Variance 295-73 are granted for a period of five (5) years and that Variance 295-134-6 is granted to run with the land, commencing with the date hereof.. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	24443 Special Use	Seidel Tanning Corp. Frederick A. Seidel, President; Property Owner Request to construct an addition to the existing (3 shift operation) leather drying, dying and finishing facility.	1306 E. Meinecke Av. A/K/A 1311 E. Wright St. 6th Dist.
	Action:	Granted 8 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained, S. Winkler Recused.	
	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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 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. 6. That no deliveries take place after 9 p.m. or before 6 a.m. 7. That no equipment be used outside after 9 p.m. or before 6 a.m. 8. That construction option number three (as labeled by the applicant in their submittal materials) is the plan approved by the Board. 9. That this Special Use is granted for a period of eight (8) years, commencing with the date hereof. 	
66	24271 Other	Cashland Check Cashing Corp. Request to appeal a determination of the department of Neighborhood Services determining the check cashing machines located on the premises to be accessory use to the primary function of tax return preparation.	1842 S. 15th St. A/K/A 1201 N. 35 & 5209 W. Fond Du Lac Ave 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party 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>
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Other Business:

Board member Winkler moved to approve the minutes of the December 5, 2002 meeting. Seconded by Board member Doyle. Unanimously approved.

The Board set the next meeting for February 20, 2003

Board member Doyle moved to adjourn the meeting at 8:08 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board

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