

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – June 24, 2004
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-105*)

Members: Henry P. Szymanski (*voting on items 1-105*)
Scott R. Winkler (*voting on items 47-57, 62-71, 73-105*)
Catherine M. Doyle (*voting on items 1-105*)
Roy B. Nabors (*voting on items 1-105*)

Alt. Board Members: Georgia M. Cameron (*voting on items 61, 72*)
Donald Jackson (*voting on items 1-46, 58-60*)

START TIME: 2:06 p.m.

End Time: 6:40 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24412 Dimensional Variance	Julie Ann Landry, Property Owner Request to occupy the premises as a shelter care facility for 8 boys ages 12yrs-15yrs.	4508 N. 69th St. 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.	
2	24589 Special Use	Lameco A. Butler, Property Owner Request to occupy the premises as a small group shelter care facility.	6301 N. 86th Ct. 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	25040 Special Use	Tiffany Crosby, Lessee Request to occupy the premises as group home for 6 boys, 12yrs-17yrs of age.	7400 W. Silver Spring 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.	
4	25859 Dimensional Variance	West End Development Corporation Other Request to construct a single-family residential dwelling without minimum number of stories and facade width.	824 N. 26th 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.	
5	25860 Dimensional Variance	West End Development Corporation Other Request to divide the parcel and construct a single-family residential dwelling without the minimum number of stories and facade width.	2537 W. Kilbourn 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.	
6	25407 Special Use	Sunrise Day Care, Lessee Request to occupy the premises as a day care center facility for 30-40 children, Monday-Friday 6:00 am - 8:00 pm.	3401 N. 76th St. 5th 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	24335 Dimensional Variance	Patrina Echols, Lessee Request to occupy the premise as a community living arrangement for 8 children.	400-02 E. Meinecke Av. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled on the next available agenda.	
8	25826 Extension of Time	Callie Kates, Property Owner Request for an extension of time to comply with conditions of case No.24750.	3141 N. 13th St. 6th Dist.
	Action:	Granted 6 mo.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	24652 Special Use	Gloria Johnson, Property Owner Request to occupy the premises as a group home facility for 8 children.	4402 N. 40th 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	25320 Special Use	David Allen Lindsey, Property Owner Request to occupy the premises as a community living arrangement for 4 adults.	4779 N. 37th 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	25380 Special Use	Rosie Sims, Property Owner Request to occupy the premises as a group home for 8 youths.	3364 N. 29th 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.	
12	24565 Special Use	Kert Owens, Property Owner Request to occupy the premises as a community living arrangement for 5-8 boys ages 6yrs-12yrs.	4011 W. Hampton Av. 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.	
13	24611 Special Use	Pat Echols, Property Owner Request to occupy the premises as a community living arrangement for 8 adults.	2766 N. 54th St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled at the next available hearing.	
14	25018 Special Use	Rose Smith, Lessee Request to occupy the premises as an adult family home for 4 residents.	2444-46 N. 57th St. 10th 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>
15	24334 Dimensional Variance	Patrena Echols, Lucy Burke; Lessee Request to occupy the premise as a community living arrangement for 8 children.	2862 N. 21st St. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
16	24427 Dimensional Variance	Mattie M. Pickens, Property Owner Request to occupy the premises as a community living arrangement for 8 children.	2218 N. 49th St. A/K/A 2218-20 N 49th St. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
17	24473 Dimensional Variance	Jacqueline Sloan, Property Owner Request to occupy the premises as a community base residential facility for 6 adults.	2156 N. Sherman Bl. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
18	24544 Dimensional Variance	Minnie L. Davis, Property Owner Request to occupy the premises as a community living arrangement for 8 children ages 8yrs-17yrs.	2405 N. 34th St. A/K/A 2405-07 N. 34th St. 15th 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>
19	24634 Special Use	Kenneth Hopson & Dorothy Moore Property Owner Request to occupy the premises as a group home facility for 8 children.	1808 W. Meinecke Av. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
20	25100 Special Use	Mustafaa Rashada, Lessee Request to occupy the premises as a group foster home for 8 children.	2487 W. Cypress St. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
21	25184 Special Use	Tree of Life Church, Demetrie Berkhalter;Property Owner Request to occupy the premises as a church and homeless shelter.	3420 W. Center St. A/K/A 3422 W. Center St. 15th 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>
22	25828 Special Use	Harjap Singh, Lessee Request to continue occupying the premises as a motor vehicle filling station, car wash, and convenience store.	6530 W. Fond Du lac Av. A/K/A 6530-46 W. Fond Du Lac Ave. 2nd 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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 6. That the hours of operation for the car washing facility be 7 a.m. - 9 p.m. during the months of May through October and from 7 a.m. - 10 p.m. during the months of November through April. 7. That existing landscaping and screening is maintained in a manner that meets the intent of city code. 8. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 9. That the car wash shall be secured with a chain at closing. 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>
23	25831 Special Use	Eyad W. Kaid, Property Owner Request to occupy the premises as a fast-food/carryout restaurant.	5653 N. 76th St. 2nd 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 landscaping and screening is implemented according to the plans dated June 2, 2004 and submitted to the Board on June 4, 2004. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, the roof sign must be limited to a maximum sign area of 32 square feet and the freestanding sign must not exceed 14 feet in height and the area of the main sign must not exceed 50 square feet. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 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 security personnel if necessary. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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24	25778 Special Use	Gregory L. Goner & Laticia Robinson Excel Academy, Inc.; Lessee Request to occupy the premises as an elementary or secondary school (150 students).	1200-02 W. Wells St. A/K/A 823 N. 12th St. 4th 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
25	25875 Special Use	CPS Parking of Wisconsin, Inc., Lessee Request to continue occupying the premises as a parking lot.	740 N. 2nd St. A/K/A 738 n 2nd St. 4th Dist.
	Action:	Granted 2 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 maintain landscaping and screening in a manner that meets the intent of city code. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

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26	25876 Special Use	CPS Parking of Wisconsin, Inc, Lessee Request to continue occupying the premises as a parking lot.	319 E. Clybourn St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available agenda.	
27	25862 Special Use	IDP 210 Capitol, LLC, for Columbia St. Mary's Community Physicians; Lessee Request to occupy the premises as a health clinic (4 or more physicians).	210 W. Capitol Dr. 6th 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	25868 Dimensional Variance	AV Homes, LLC, Optionee Request to construct a single-family residential dwelling on the premises without the minimum house width, rear setback and an overhead garage door that faces the street.	2119 N. Killian Pl. 6th 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 the petitioner work with the Zoning Administration Group on design related issues. Revised drawings that reflect these changes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to submission to the Plan Examination Section or no permits will be issued. 5. That these Variances are granted to run with the land. 	
29	25869 Dimensional Variance	Aylan Vaughn Homes, LLC d/b/a AV Homes;Optionee Request to construct a two-family residential dwelling on the premises without the minimum rear setback and an overhead garage door facing the street.	2129 N. Killian Pl. 6th 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 the petitioner work with the Zoning Administration Group on design related issues. Revised drawings that reflect these changes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to submission to the Plan Examination Section or no permits will be issued. 5. That these Variances are granted to run with the land. 	

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30	25874 Special Use	Mt. Harmon Baptist Church, Property Owner Request to continue occupying the premises as a religious assembly hall.	1801-23 W. Atkinson Av. 6th 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 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 the petitioner maintain landscaping and screening in a manner that meets the intent of city code. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 19, 2012. 	
31	25808 Special Use	Universal Peace in Christ Church Pastor Dorothy Glisper;Property Owner Request to continue occupying the premises as a religious assembly hall.	3615 W. Fond Du Lac Av. A/K/A 3611 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter 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>
32	25829 Special Use	Paramjit Singh, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store.	3434 W. Oklahoma Av. 8th 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 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 individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 6. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 7. That landscaping and screening is upgraded to meet the intent of city code. Specifically that trees and additional shrubs are planted in the planting strips along W. Oklahoma Ave. and S. 35th St. per the standards of Type 'A' landscaping of s295-405-1-c of the Milwaukee code of ordinances. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
33	25795 Special Use	A-Able Auto Inc., Lessee Request to occupy the premises as a motor vehicle repair and sales facility.	6315 W. Forest Home Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This matter 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>
34	25724 Special Use	Syed Taqi Shah, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store.	1605 W. Forest Home Av. 12th 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 all previous conditions of the Board regarding this property are complied with. 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 individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 7. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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35	25248 Special Use	George J. Kilmer, Property Owner Request to continue occupying the premises as a rooming house facility.	931-33 S. 15th St. 12th 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 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
36	25836 Dimensional Variance	Megdalia Szczerbaty, Property Owner Request to divide the parcel into two lots without the minimum lot area and rear setback.	2756B S. Herman St. 14th 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 these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	25818 Dimensional Variance	Megdalia Szczerbaty Request to divide the parcel into two lots without the minimum lot area and rear setback.	2756A S. Herman St. 14th 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 these Variances are granted to run with the land. 	

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38	25838 Special Use	St. Lucas Lutheran Congregation of Milwaukee, Property Owner Request to modify the Board approved plans to construct an addition to the existing religious assembly hall.	2605 S. Kinnickinnic Av. 14th 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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner agrees to continue to work with Department of City Development - Planning Division staff on final resolution of design issues. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Department of City Development Planning Division staff review and approval prior to the issuance of any permits. 5. That this Special Use is granted to run with the land. 	
39	25878 Use Variance	Tim Knight, Lessee Request to construct a parking drive in the front setback to access a handicap ramp on the premises.	2429 S. Superior St. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	25863 Special Use	Lenora F. Ray, Lessee Request to occupy the premises as a day care facility for 8 children infant to 12yrs of age, Monday-Sunday 6:00AM-10:00PM.	1406 W. Fond Du Lac. Av. A/K/A 1400-06 W. Fond Du Lac Ave. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available agenda.	
41	25709 Special Use	Day Care Services for Children, Inc. Lessee Request to continue occupying the premises as a day care center for 96 children infant to 12 yrs. of age 6:00 a.m. - 6:00 p.m.	2812 W. Fairmount Av. 1st 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
42	25752 Special Use	Digna Williams, Prospective Buyer Request to occupy the premises as a community living arrangement for 8 residents (developmentally challenged).	6119 N. 38th St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter 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>
43	25830 Dimensional Variance Granted	South Community Organization Property Owner Request to construct a single family residential dwelling without the minimum front facade width.	3804 W. Silver Spring Dr. A/K/A 3806 W. Silver Spring Dr. 1st 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. 	
44	25877 Special Use	Alex Karagodsky, Miki's Auto Salvage;Property Owner Request to continue occupying the premises as a indoor and outdoor salvage operation.	4440 N. Green Bay Av. 1st 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 landscaping and screening is maintained in a manner that meets the intent of city code. 5. That all previous conditions are maintained, including landscaping and outdoor storage. 6. That this Special Use and this Variance are 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	25853 Special Use	Alex Karagodsky, Property Owner Request to continue occupying the premises as a motor vehicle repair facility and the sale of used auto parts (installation of used auto glass and radiators).	4385 N. Green Bay Av. A/K/A 4385-89 N. Green Bay Ave. 1st 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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there be no parking in the alley to the rear of the premises; and the alley shall be kept clear. 5. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 6. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
46	25519 Special Use	Sprint PCS, c/o Jason Funk; Lessee Request to construct an 80 ft. monopole telecommunications tower which exceeds the allowable height by 35 ft.	5618 N. 62nd St. A/K/A 5620 N. 62nd St. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff and will be rescheduled on the next available hearing as an administrative review item.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	25743 Special Use	Latasha A. Hines, Property Owner Request to occupy the premises as an adult family home for 4 clients (advanced age, developmentally, emotionally, and physically disabled).	5719 N. 68th St. 2nd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski 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 this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
48	25746 Special Use	Latasha A. Hines, Property Owner Request to occupy the premises as a community based residential facility for 6 clients (advanced aged, developmentally, emotionally, and physically disabled).	6915 W. Birch Ct. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 1 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 subject to licensing approval, this premises is approved for six (6) clients. 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>
49	25756 Special Use	Kenneth Morgan, Property Owner Request to occupy the premises as a community living arrangement for 6 adults (ambulatory, semi-ambulatory, or non-ambulatory individuals).	5815-17 N. 76th St. 2nd 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 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>
50	25757 Special Use	Joann Harris, Property Owner Request to occupy the premises as a transitional living facility for 12 clients.	7806 W. Hampton Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
51	25776 Special Use	Arthur Miller, Lessee Request to occupy the premises as a religious assembly hall.	6228 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled for the next available agenda.	
52	25807 Dimensional Variance	Gerald W. Belongie & Christine A. Smith Property Owner Request to construct a (6-10 ft)fence, which is in excess of the maximum height allowed along the south property line of the premises.	6344 N. 91st St. A/K/A 6344-46 N. 91st 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.	
	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 these Variances are granted to run with the land. 	
53	25611 Special Use	Daphanie Battles & Tyron Cooper Property Owner Request to occupy the premises as a group foster home for 5 girls 12 yrs - 18 yrs of age.	4229 N. 74th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	25683 Special Use	Meta House, Ruth Kallio-Mielke;Property Owner	2618 N. Bremen St. 3rd Dist.
		Request to continue occupying the premises as a community based residential facility for 16 women and 7 children.	
	Action:	Granted	
	Motion:	Roy Nabors 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 this Special Use is granted for a period of time commencing with the date hereof and expiring on June 23, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	25637 Special Use Granted	Venner Alston, A Grace First Steps Christian;Property Owner Request to occupy a portion of the premises as a day care center for 50 children infant to 12yrs of age, Monday-Friday 6:00 a.m. - 6:00 p.m.	2605 W. Vliet St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the outdoor play area is separated from the parking area by some type of physical barrier such as bollards. 6. That the applicant obtains and occupancy certificate and complies with all State commercial code requirements for institutional and educational occupancies. 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>
56	25508 Special Use	SG Properties LLC, Property Owner Request to continue occupying the premises as a rooming house for 8 individuals.	1418 W. State St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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. 	
57	25625 Special Use	Marshall & Wells LLC, Lessee Request to continue to occupy the premises as a parking lot.	818-20 E. Wells St. A/K/A 807-09 N. Marshall 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski 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 landscaping and screening is maintained in a manner that meets the intent of city code. 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>
58	25773 Dimensional Variance	Milwaukee Midtown Housing Corporation, John C. Poestra;Property Owner Request to construct a single family dwelling without the maximum front setback, minimum facade width, stories, and building height.	2832 W. Vliet St. 4th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski 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 petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
59	25445 Appeal of an Order	Robert H. Nagy, Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining the premises requires landscaping and the stock pile height is greater then what is permitted.	5000 N. 124th St. 5th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	25635 Special Use	Abdul Haq, AK Petroleum Inc.;Prospective Buyer Request to raze a portion of the existing structure and construct an expanded motor vehicle filling station and convenience store.	8712 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle 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>
61	25765 Special Use	Sandra D. Williams, Lessee Request to occupy the premises as a day care center for 50 children (25 per shift) infant to 12 yrs of age, Monday-Saturday 6:00am-Midnight, closed Sunday.	10527 W. Appleton Av. A/K/A 10527-29 W. Appleton Ave. 5th Dist.
	Action:	Granted 3 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:	<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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the petitioner develops an on-site fenced play area of at least 750 square feet to meet the minimum play space requirements of the State of Wisconsin. 7. That the outdoor play area is not utilized before 9:00 A.M. or 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 the applicant obtains and occupancy certificate and complies with all State commercial code requirements for institutional and educational occupancies. 10. 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>
62	25880 Other	Sherry Walton, Property Owner Request to modify the condition of case number 25257 regarding a fence be erected between this and the abutting property.	3205 N. 76th St. 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.	
63	24899 Special Use	Henry Jackson, Property Owner Request to occupy the premises as a community living arrangement for eight individuals.	1800 W. Nash St. A/K/A 1800-02 W Nash St. 6th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Roy Nabors.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	25739 Special Use	Johnnie Madlock, Lessee Request to occupy the premises as a car wash facility.	3240 N. Teutonia Av. 6th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. No signs are permitted in the public right of way. 5. That no disabled or unlicensed vehicles or parts are stored outside. 6. That all car wash activity is conducted inside of the building. 7. That all wastewater is contained on site. 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 security personnel if necessary. 9. That no work or storage of vehicles occurs in the public right of way. 10. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 11. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 12. 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>
65	25741 Special Use	Zelodius Morton, Property Owner Request to occupy the premises as a 24 hr day care facility for 24 children (8 per shift) infant to 12 yrs of age, Monday-Sunday.	2943 N. 9th St. 6th Dist.
	Action:	Granted 3 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 outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 5. That no signage is permitted. 6. That there be no drop-off or pick-up on site between the hours of midnight and 6:00 a.m. 7. That only the applicant may provide drop off and pick up for children between the hours of 10:00 p.m. and midnight. 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>
66	25745 Special Use	Lula Robinson, Larry Allen, & Mesella Atlas Lessee	2216 W. Hopkins St. A/K/A 2214-20 W. Hopkins St. 6th Dist.
		Request to occupy the premises as a social service facility (youth outreach).	
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 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 security personnel if necessary. 7. 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>
67	25747 Special Use	Marcus Duke Club Kids; Lessee	2351 W. Hopkins St. 6th Dist.
		Request to occupy the premises as a second-hand store (new & used retail).	
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, wall signage must be limited to one sign with a maximum area of 25 square feet. 5. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 6. That no interior or exterior window or door grates are used. 7. That the petitioner has no products or merchandise displayed on the exterior of the building. 8. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 9. 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>
68	25768 Dimensional Variance	John T. Peasley, Property Owner Request to construct a garage with 12 ft. sidewalls and allow parking in the front yard setback of the premises.	2022 N. Booth St. 6th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski 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 petitioner build in accordance with plans submitted. 4. That revised plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan should include architectural detailing for the garage doors. 5. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	25774 Special Use	Thomas E. Smith, Sr., Property Owner Request to occupy the premises as a hand car wash facility.	1102 W. Atkinson Av. 6th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski 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 landscaping and screening plans which meet the requirements of s.295-405 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. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That all car wash activity is conducted inside of the building. 9. That all wastewater is contained on site. 10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 11. That the southerly driveway is closed and restored with curb and gutter as shown on the site plan dated October 20, 1999. 12. That all waste water is contained on site and disposed of properly by means of a sanitary drain. 13. That no washing or other work on vehicles occurs in the public right of way. 14. That no vehicles are to be parked in the driveways in a manner which would obstruct driveway access or encroach into the public right of way. 15. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 16. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 17. 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>
70	25783 Dimensional Variance	Michael Cardo & Charles P. Bucolt Property Owner Request to occupy a portion of the premises as outdoor storage with stockpiles in excess of height.	4198 N. Holton St. 6th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
71	25468 Special Use	Nicosia N. King, Property Owner Request to occupy the premises as a community living arrangement for 8 adults.	3342 N. 10th 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	25533 Special Use	Emilia Nunez, Lessee Request to occupy the premises as a 24 hr. day care facility for 24 children (8 per shift) infant to 12 yrs. of age, 24 hr. Monday- Friday and Saturday & Sunday 6:00 a.m. - 10:00 p.m.	2118 N. Buffum St. 6th Dist.
	Action:	Granted 3 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 outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 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 security personnel if necessary. 6. That there be no signage. 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>
73	25717 Special Use	Jeanetta Robinson, Property Owner Request to continue occupying the premises as a social service facility in conjunction with the existing non-conforming group home on site.	2603 N. Martin Luther King Dr. A/K/A 2601-09 N. Martin Luther King Jr. Dr. 6th 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
74	25749 Special Use	Latarra Nealy, Lessee Request to occupy the premises as a day care center for 8 children infant to 12 years of age, Monday-Friday 7:00 a.m.-10:00 p.m.	3639 N. 25th St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled at the next available hearing.	
75	24764 Special Use	Adriane Elaine Wade Property Owner Request to occupy the premises as a community living arrangement for 4 adults (55 yrs. and older).	3144-46 N. 47th St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter 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>
76	25083 Special Use	Lukie Christie Jr., Property Owner Request to occupy the premises as a community based residential facility with 8 developmental disabled and chronically mentally ill clients(CBRF).	3214 N. 39th St. A/K/A 3214A N. 39th St. 7th 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 this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
77	25534 Dimensional Variance	Taron Monroe, Property Owner Request to occupy the premises as a religious assembly hall.	4600 W. Burleigh St. A/K/A 4600-02 W. Burleigh St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler 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 the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That no more than 75 people are on site at any given time. 6. That this Special Use and this Variance are 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>
78	25794 Special Use	Jacqueline Rodgers, Lessee Request to occupy the premises as a day care facility for 8 children infant to 12 yrs. of age, Monday-Friday 6:00 a.m. - 10:00 p.m.	4433 N. 44th St. 7th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 has not exterior signs or banners. 5. That the play area is not utilized before 9:00 a.m. or after 8:00 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>
79	25162 Special Use	Hussein P. Govani, c/o Law Offices of Michael L. Chernin;Property Owner	2437 W. National Av. 8th Dist.
		Request to continue occupying the premises for motor vehicle body shop and painting facility.	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded 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 all repair work is conducted inside of the building. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That no work or storage of materials occurs in the public right of way. 7. That the electrostatic precipitator on the premises operate only between the hours of 9:00 a.m. - 6:30 p.m., Monday - Saturday. 8. That the only vehicles parked on the street be that of employees and completed customer vehicles that are ready to be (and soon thereafter will be) retrieved by their owners. 9. The maximum number of motor vehicles parked on the exterior of the lot is eight (8). 10. That all doors on the premises remain closed before 9:00 a.m. and after 6:30 p.m. 11. 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>
80	25738 Special Use	Yolanda Fernandez, Lessee Request to occupy the premises as a day care facility for 8 children infant to 12 yrs of age, Monday-Friday 7:00 a.m. - 10:00 p.m.	1101 S. 23rd St. 8th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 has no exterior signage. 5. That the play area not be utilized before 9:00 a.m. or after 8:00 p.m. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
81	25751 Special Use	MPS Boys & Girls Club, Prospective Buyer Request to combine the parcels and occupy the premises as a parking lot to the adjacent school (boys & girls club).	1970 S. 24th St. A/K/A 2320-38 W. Rogers St. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff 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>
82	25664 Special Use	Ignacio Rocha/Carlos Gonzalez, Lessee Request to continue occupying the premises as a car wash with the addition of car sales.	1801 W. Forest Home Av. 8th Dist.
	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:	<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 plans which meet the sign standards of s.295-605 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. 5. That a revised landscape plan that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan should include an opaque fence along the south property line adjacent to the south-abutting public housing complex. 6. That all car wash activity is conducted inside the building 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 all previous conditions of the Board regarding this property are complied with. 9. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 10. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 11. That the premises have a maximum of eight (8) motor vehicles for sale on site. 12. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 25, 2005. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
83	25411 Special Use	Outdoor Lighting Co., Donald Dlugopolski; Lessee Request to occupy the premises as a contractor's yard (soil storage).	8410 W. Calumet Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of staff and will be rescheduled at the next available hearing.	
84	25799 Special Use	Mary Jones, Lessee Request to occupy the premises as an elementary school k4- 8th grade.	8634 W. Brown Deer Rd. 9th 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for institutional and educational occupancies. 6. 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>
85	25806 Special Use	Wanda F. Key Lessee Request to occupy the premises as a day care facility for 8 children infant to 12 yrs of age, Monday-Friday 6:00AM - Midnight.	5875 N. 60th. A/K/A 5875-77 N. 60th St. 9th 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:	<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 not utilized after 8:00 P.M. 5. That there are no neighborhood objections to the proposed late night hours of operation. 6. That there are no signs for the day care center. 7. That the applicant has no exterior signs or banners. 8. 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>
86	25809 Special Use	Wayne Croatt d/b/a Renew Counseling Services; Lessee	7400 W. Brown Deer Rd. 9th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 3 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 petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 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>
87	25682 Special Use	Balvir Singh, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store.	6330 W. Silver Spring Dr. 9th 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 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 there be no increase in existing signage 6. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 7. That site illumination must be controlled to prevent glare onto adjacent streets and properties. 8. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 9. That landscaping and screening is implemented and maintained according to the landscape plan approved on May 11, 2004. 10. That the applicant does not have outdoor storage or display of products or merchandise. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. 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>
88	25662 Special Use	Richard Meyer, Ruby Leather Co. Inc.;Property Owner Request to continue occupying the premises as a wholesale shoe repair supplier.	6125 W. Blue Mound Rd. A/K/A 6122 W. St. Paul 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 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
89	25565 Special Use	Border Patrol WI, Rich Lepping;Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility.	5630 W. North Av. A/K/A 5612-30 W. North Ave. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski 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 use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 5. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code 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 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>
90	25706 Special Use	H & K Partners, LLC, Peter J. Helf;Property Owner Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility.	3236 S. 27th St. A/K/A 3240 S. 27th St. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors 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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 6. That there be no increase in signage 7. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code. 8. That the facility have no deliveries between the hours of 11:00 p.m. and 6:00 a.m. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
91	25557 Special Use	Del Carmen Estates LLC, Maria del Carmen Rangel Topia;Property Owner	1629-31 W. Becher St. 12th Dist.
		Request to occupy the third floor of the premises as a rooming house (6 roomers).	
	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 applicant submits plans and obtains all necessary permits for conversion of this space to a rooming house. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
92	25691 Special Use	Oliver F. Gardipee, Lessee Request to occupy the premises as a motor vehicle repair, sales and salvage facility.	111 E. Mineral St. A/K/A 111-117 E. Mineral St. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 which meet the requirements of s.295-405 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. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work and car washing is conducted inside of the building. 8. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. 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>
93	25779 Use Variance	Erna K. Chevalier, a.k.a Tina K. Chevalier;Property Owner	3828 S. 1st St. 13th Dist.
		Request to allow a parking area in the front yard setback.	
	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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
94	25737 Special Use	Randy Kawczynski, Property Owner Request to occupy the premises as a motor vehicle sales facility.	5022 S. 27th St. 13th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That landscaping and screening plans which meet the requirements of s.295-405 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. 8. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. That a site plan be submitted to and approved by the Zoning Administrative Group within thirty (30) days. 11. That no test driving occur on South 25th or 26th Street. 12. 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>
95	25827 Dimensional Variance	Orlando Arce, Property Owner Request to construct a detached garage without the minimum side setback.	3904 S. Taylor 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.	
	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 submit revised plans to the Board of Zoning Appeals for approval by the Zoning Administration Group prior to the issuance of any permits. Specifically the revised plans must include an elevation drawing that includes a garage window along the Howard Ave frontage and also includes landscaping. 5. That this Variance is granted to run with the land. 	
96	25670 Dimensional Variance	Andrew Sadorf, Property Owner Request to allow a shed in the front yard setback of the premises.	4031 S. Burrell St. 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.	
	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>
97	25686 Special Use	Michael J. Drahonovsky, Property Owner Request to add motor vehicle sales to the existing car wash (detail shop).	3902 S. Whitnall Av. 14th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
98	25716 Special Use	Classic Motorcycles Wrench Works, Inc. Lessee Request to occupy a portion of the premises as a motor vehicle repair facility (motorcycles repair & restoration).	2631 S. Greeley St. A/K/A 2625 S. Greeley St. 14th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code for Neighborhood Shopping Districts (NS2). 5. That no disabled or unlicensed vehicles or parts are stored outside. 6. That all repair work is conducted inside of the building. 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 security personnel if necessary. 8. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. 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>
99	25723 Special Use	Diane Thompson, Lessee Request to occupy the premises as a group home for 6 children.	2634 N. 49th St. A/K/A 2632-34 N. 49th St. 15th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
100	25726 Use Variance	Donald Watson, Property Owner Request to occupy the premises as a transitional living facility for 4 individuals.	2527 N. 38th St. A/K/A 2525-27 N. 38th St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by the applicant and will be rescheduled at the next available hearing.	
101	25659 Special Use	Cherrie Simms, Tweety Tots Child Care & Development Academy; Lessee Request to occupy the premises as a day care center for 97 children, ages 4 weeks to 12 years, 6:30 AM to 12:00 Midnight, Monday to Saturday.	3933 W. Center St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by the applicant 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>
102	25769 Special Use	Sharon F. Schulz, Next Door Foundation;Property Owner Request to add a community center and construct an addition to the existing daycare center and social service.	2550 N. 30th St. A/K/A 2530-60 N. 30th St. 15th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle 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 site is developed according to the plan submitted to the Board of Zoning Appeals on May 28, 2004. 5. That this Special Use and this Variance are granted for a period of time commencing with the date hereof and expiring on November 10, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
103	25791 Special Use	Regina L. Williams, Lessee Request to occupy the premises as a community based residential facility (cbrf) for 8 female residents (ex-offenders, homeless and transition from prison).	2832 N. 13th St. 15th Dist.
	Action:	Granted 1 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 no signage be erected on site. 5. That the facility have a maximum of six (6) clients. 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. 7. 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>
104	25780 Special Use	Schnell Price Jo's Day Care Academy;Property Owner Request to expand the existing day care center into the adjacent building for 140 children infant to 12 yrs of age, Monday-Friday 7:00 a.m. - 6:00 p.m.	4801-13 W. North Av. 15th Dist.
	Action:	Granted	
	Motion:	Roy Nabors 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 all previous conditions of the Board regarding this property are complied with. 5. That the applicant obtains and occupancy certificate and complies with all State commercial code requirements for institutional and educational occupancies. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on October 10, 2009. 	
105	25788 Special Use	Deirdre Lee Kozlowski, Lessee Request to occupy a portion of the premises as a health clinic.	6040 W. Lisbon St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned by staff and will be rescheduled at the next available hearing.	

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

Board member Szymanski moved to approve the minutes of the June 3, 2004 meeting. Seconded by Board member Doyle. Unanimously approved.

The Board set the next meeting for July 22, 2004.

Board member Szymanski moved to adjourn the meeting at 6:40 p.m.. Seconded by Board member Nabors. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board