

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – December 9,2004
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley *(voting on items 1-73)*

Members: Henry P. Szymanski *(voting on items 1-73)*
Scott R. Winkler *(voting on items 1-73)*
Catherine M. Doyle *(voting on items 1-70, 73)*
Donald Jackson *(voting on items 1-73)*

Alt. Board Members: Georgia M. Cameron *(voting on items 71,72)*

START TIME: 2:15p.m.

End Time: 5:40 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	26217 Special Use	Walter J. Holtz, Property Owner Request to occupy a portion of the premises as a second-hand store (antique store).	602 S. 9th St. A/K/A 602-14 S. 9th St. 12th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	26234 Special Use	Community Village Social Services, Inc. Lessee Request to occupy the premises as a group home for 4 children infant to 17 yrs. of age, (siblings referred by The Bureau of Milwaukee Child Welfare).	2619 S. Lenox St. 14th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler 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	24969 Special Use	Betty Randle, Love's Community Church of Holiness; Lessee Request to occupy a portion of the second floor of the premises as a religious assembly hall and social service facility (60 members).	3430 W. Center St. 15th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	26276 Special Use	Richard M. Karau, Lessee Request to occupy the premises as a contractor's shop (storage of lawn & snow equipment).	7375 N. 51st Bl. 9th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening must meet the requirements of s.295-405 of the Milwaukee Zoning Code. 5. That no disabled or unlicensed vehicles or parts are stored outside. 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>
5	26264 Use Variance	Wayne Baumgartner, d/b/a Industrial Recyclers;Property Owner	9400 N. 124th St. 9th Dist.
		Request to construct a building addition on site and continue occupying the premises as a material reclamation facility.	
	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 all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted for a period of time commencing with the date hereof and expiring on October 16, 2010. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	26257 Special Use	Tondzra T. Hill, Prospective Buyer Request to occupy the premises as a day care center for 97 children infant to 12yrs of age, Monday-Saturday 6:00 AM-Midnight.	7625-27 W. Mill Rd. A/K/A 7638 W. Winfield Ave. 2nd Dist.
	Action:	Granted 5 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 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 the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 9. 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>
7	26271 Special Use	Michael Wright Sr., U.S. Cellular; Lessee Request to continue occupying a portion of the premises as a retail facility for cellular phones with a motor vehicle repair facility (vehicle installation of cellular equipment only).	8310 W. Brown Deer Rd. A/K/A 8310-60 W. Brown Deer Rd. 9th Dist.
	Action:	Granted 10 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 all installation work is performed inside the facility. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
8	26186 Special Use	Heaven Sent Elderly Facility, Property Owner Request to occupy the premises as an adult family home for 4 clients ages 60-85.	4146 W. Martin Dr. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
9	26225 Special Use	James G. Stark, Lessee Request to occupy the premises as motor vehicle sales and repair facility.	5813 W. Blue Mound Rd. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned by staff and will be rescheduled for the next available hearing, assuming the applicant submits info. requested of him.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	26245 Special Use	Patrice Smith, Lessee Request to occupy the premises as a day care center for 45 children, 3 yrs. to 12 yrs. of age, operating Monday - Friday 7:00 a.m. - 10 p.m.	7101 W. Capitol Dr. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
11	26256 Special Use	Life '101' Career Services Dereck McClendon; Lessee Request to occupy a portion of the premises as a social service facility (career development programs).	6815 W. Capitol Dr. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
12	26261 Special Use	Sandstone Petroleum Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station with a convenience store.	6001 W. Burleigh St. A/K/A 3071 N. 60th St. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	26305 Special Use	Loretta McBride, Lessee Request to continue occupying a portion of the building for retail sales of new and used bridal apparel.	4518 W. Forest Home Av. A/K/A 4510-20 W. Forest Home Av. 11th Dist.
	Action:	Granted 10 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 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. 	
14	26268 Special Use	Jose Marin & Estela Flores, Lessee Request to continue occupying the premises as a second-hand store (clothing, appliances, electronics).	1651 S. 11th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows are maintained in a neat and orderly manner. 5. That there is no outdoor display of merchandise for sale. 6. That there is no outdoor display of products or merchandise. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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15	26283 Special Use	Jose & Juana Ocon, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	1042-58 W. Windlake Av. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available hearing.	
16	26290 Special Use	Robert Conrad, Council for the Spanish Speaking , Inc.;Property Owner Request to amend the number of children from 60 to 75 to the existing non-conforming day care center operating 7:00 a.m. - 5:30 p.m. Monday - Friday.	239 W. Washington St. A/K/A 229 W. Washington St. 12th Dist.
	Action:	Granted 10 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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17	26209 Special Use	Old Dominion Freight Line, Inc. Prospective Buyer Request to occupy the premises as a truck freight terminal.	401 W. Layton Av. A/K/A 501 W. Layton Av 13th Dist.
	Action:	Granted 10 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 landscape plans meeting the intent of city code section 295-405 are 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
18	26262 Special Use	Milwaukee Mudd d/b/a Mountain Mudd Espresso, Lessee Request to occupy a portion of the parking lot to locate a drive through facility (coffee kiosk w/ drive through) without the minimum required 200ft. of queuing lane (proposes 80 ft.).	841 W. Layton Av. A/K/A 841-881 W. Layton Ave. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	

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19	26285 Special Use	Nick Kukoliac, Lessee Request to occupy the premises as an indoor motor vehicle sales facility.	2156 S. 4th St. 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 5. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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20	26205 Special Use	Andre & James Carter, Lessee Request to continue occupying the premises as a day care center reducing the number of children from 80 to 77 children from birth to 12 yrs of age and reducing the hours of operation from 24hrs to Monday-Sunday 6:00AM-10:00PM.	3430-32 W. Center St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 5. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 8. The previous condition of closing off the Center Street driveway and replacing with curb and gutter is completed prior to occupancy. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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21	26265 Special Use	Chiquila Holloway, Rocka-Bye-Baby Learning Center;Property Owner	4527 W. Center St. 15th Dist.
		Request to continue occupying the premises as a 24 hr day care center for 120 children (40 per shift) 6wk to 12 yrs of age, Monday-Sunday.	
	Action:	Granted 10 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 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. 	

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22	26284 Special Use	Faith Temple Pentecostal Church Property Owner Request to continue occupying the premises as a 24 hr. day care center for 30 children ages 6wks-12yrs, Monday-Friday. Action: Granted 5 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: 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 five (5) years, commencing with the date hereof.	2416 W. Lisbon Av. 15th Dist.
23	26295 Special Use	Earl L. Thomas, Victory M. B. Church;Property Owner Request to continue occupying the premises as a religious assembly and add a secondary school and a day care center for 52 children infant to 12yrs of age.	2661 N. Teutonia Av. 15th Dist.
		Action: Adjourned Motion: This item was adjourned at the request of staff and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	26212 Use Variance	Roosevelt Fisher & Monique Fisher Property Owner Request to increase the hours of operation from Monday-Friday 8:00a.m. - 5:00p.m. and Saturday 8:00a.m. - 2:00p.m. to Monday-Friday 9:00a.m. - 7:00p.m. and Saturday 9:00a.m. - 4:00p.m. to the existing motor vehicle repair facility.	1739 N. 35th St. A/K/A 1739-43 N. 35th St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
25	26181 Special Use	Marla Baker, Lessee Request to occupy the premises as a personal service facility (beauty salon and supplies).	3813 W. Florist Av. 1st Dist.
	Action:	Granted 3 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 signage plans which meet the sign standards of s.295-505 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. Specifically wall signage should not exceed 36 square feet. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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26	26216 Special Use	Brenda L. Riley, Rose First Choice Health Care Inc.;Property Owner Request to continue occupying the premises as a community living arrangement for 6 adults. Action: Granted 3 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 this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	4677 N. 21st St. 1st Dist.
27	26231 Special Use	Deborah A. Crowley, Property Owner Request to occupy the premises as an adult family home for 3 or 4 individuals (developmentally disabled, functional impaired elderly, ambulatory, non-ambulatory, semi-ambulatory).	7057 N. 44th St. 1st Dist.
		Action: Adjourned Motion: This matter was adjourned at the request of an interested party 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>
28	26242 Special Use	Tammy Campbell, Lessee Request to continue occupying the premises as a day care facility for 8 children, infant to 12yrs of age, Monday-Sunday increasing the hours to 24 hrs. (previously with 6 a.m. to 11 p.m.) Action: Granted 5 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	4331 W. Fairmount Av. 1st Dist.
29	26246 Use Variance	Maureen Manning, Christ Child Society; Lessee Request to occupy the premises as a second-hand store (resale boutique).	4033 W. Good Hope Rd. A/K/A 7133 N. 40th St. 1st Dist.
		Action: Adjourned Motion: This matter has been adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
30	26270 Special Use	Parminder Kaleka, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store.	6811 N. Teutonia Av. A/K/A 6809-11 N. Teutonia Av. 1st Dist.
		Action: Adjourned Motion: This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	

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31	26289 Special Use	Mary Beaver, Lessee Request to continue occupying the premises as a day care center for 75 children, infant to 12yrs of age, with increased hours of operation of 6 a.m. to midnight (formally 6 a.m. to 6 p.m.).	5660 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled for the next available agenda.	
32	26259 Special Use	Joyce Clark Lessee Request to continue occupying a portion of the premises for a day care center for 100 children infant to 12 years of age, Monday-Friday 6:00 AM-6:00 PM.	1640 N. Franklin Pl. A/K/A 1632-48 N. Franklin Pl. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
33	26247 Special Use	Abdel Hakim Fares, Property Owner Request to occupy the rear portion of the existing general retail establishment as a fast-food/carryout restaurant.	1701 W. Galena St. A/K/A 1701-03 W. Galena St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available agenda.	

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34	26266 Special Use	St. James Court Historic Apartments Property Owner Request to allow residential units in the street level area of the existing multi-family building.	825 W. Wisconsin Av. A/K/A 825-31 W. Wisconsin Ave. 4th 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 petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
35	26235 Special Use	Arnetta Stanberry, Prospective Buyer Request to occupy the premises as a day care center for 30 children infant to 11 yrs of age, Monday - Friday 6:00a.m. - 6:00 p.m.	7630 W. Center St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the alderman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	26267 Special Use	John R. Dyke, Thrift Mart Corporation; Lessee Request to continue occupying the premises as a second hand store (used clothing and household items).	10202 W. Silver Spring Dr. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner has no outdoor display of products or merchandise. 5. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
37	26277 Special Use	Alan's Auto Sales of Brown Deer, Inc. Property Owner Request to continue occupying the premises as a motor vehicle sales facility, sales of used vehicle parts, office, and outdoor salvage operation.	12300 W. Villard Av. 5th Dist.
	Action:	Granted 5 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 all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	26157 Special Use	Moses J. Dotson, Property Owner Request to occupy the premises as a motor vehicle repair facility.	1301 W. Burleigh St. A/K/A 1301-07 W. Burleigh St. 6th Dist.
	Action:	Granted 5 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 additional signage is placed on the premises. 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 no work or storage of materials occurs in the public right of way. 8. That the unpaved portion of the lot be paved. 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
39	26202 Dimensional Variance	Oscar Bond, Pleasant Grove Missionary;Prospective Buyer Request to occupy the premises as a religious assembly.	2721 W. Townsend St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	26291 Special Use	Jose Desarden, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	3623 W. National Av. 8th Dist.
	Action:	Granted 5 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 all previous conditions of the Board regarding this property are complied with. 5. That the petitioner comply with the signage standards of s.295-605 of the Milwaukee Zoning Code by removing some of the signage on the building's north façade so that there is a maximum of 25 square feet of signage. 6. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
41	26213 Special Use	Julette Francis & Larry Wade, Property Owner Request to occupy the premises as a group home for 5-8 girls ages 12-17.	6442 N. 91st St. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	26253 Special Use	Rev. Dr. Bennie L. Cleveland Sr. Eternal Life Church of God in Christ Inc.;Property Owner	7915 N. 66th St. A/K/A 6421-7901 N. 66th St. 9th Dist.
		Request to combine the parcels and construct a religious assembly hall without the required minimum front setback with parking in the front yard setback and occupy a portion of the premises as a day care center for 150 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM, Saturday 9:00AM-3:00PM.	
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson 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. 295-505-5 of the Milwaukee Zoning Code. 2. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 3. That landscaping and screening plans which meet the requirements of s. 295-405 of the Milwaukee Zoning Code for the entire North 66th Street/West Port Avenue frontages must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 7. That this Special Use is granted for a period of three (3) years and these Variances are approved to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	24611 Special Use	Pat Echols, Property Owner Request to occupy the premises as a community living arrangement for 4 adults.	2766 N. 54th St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
44	26228 Dimensional Variance	Brian Stafford, Property Owner Request to expand existing garage and raise the sidewall height over the maximum required sidewall height.	2680 S. 63rd St. 11th 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 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>
45	26255 Special Use	Urban Anthropology Inc., Jill Florence Lackey; Lessee Request to occupy the premises as a cultural institution (settlement museum, room replication of early settlement of Polish & Latinos).	705 W. Lincoln Av. A/K/A 705-07 W. Lincoln Ave. 12th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the requirements of s.295-505-5 of the Milwaukee Code. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
46	25777 Dimensional Variance	Nicholas Anton, Lessee Request to allow an off-premises sign within 200 ft. of another of premises sign.	1001 S. 5th St. A/K/A 1001-05 S. 5th St. 12th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	25782 Dimensional Variance	Nicholas Anton, Lessee Request to allow an off-premise sign within 200 ft. of another off-premise sign.	815 W. National Av. A/K/A 815-17 W. National Ave. 12th Dist.
	Action:	Granted 3 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 this Variance is granted for a period of three (3) years, commencing with the date hereof. 	
48	26226 Special Use	David W. Fields Jr., Lessee Request to occupy a portion of the premises as a social service facility.	1842 W. Windlake Av. A/K/A 1854 W. Windlake Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	26243 Dimensional Variance	John & Mary Jo Glapsey, Property Owner Request to raze the existing garage and construct an attached garage and sunroom, without the minimum required setback.	2971 S. Shore Dr. 14th 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 petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
50	26206 Special Use	Shannon Smith, Property Owner Request to occupy the premises as a group home for 8 adolescents 12 to 17 yrs. of age (behavioral problems, juvenile court involvement, substance abuse, criminality, poor impulse control, moderate depression disorder, attention deficit disorder).	2404-06 N. 39th St. 15th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	26207 Special Use	Regina Williams, Lessee Request to occupy the premises as a small group shelter care facility for 4 children (developmentally disable, mental health issues).	2824 N. 13th St. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
52	26222 Special Use	Kenneth Smith & Felicia Smith, Property Owner Request to occupy the premises as a group home for 5-8 girls ages 12-17.	2035 N. 39th St. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson 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 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>
53	26171 Special Use	Latesha L. Robinson, Lessee Request to occupy the premises as group home for 8 girls 12yrs-17yrs of age (from Milwaukee County and children's court).	1122 W. Wright St. 15th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
54	24765 Special Use	Gwendolyn Jackson, Property Owner Request to occupy the premises as a group home for 8 children ages 12yrs-18yrs.	1702 N. 40th St. 15th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	26187 Dimensional Variance	Mt. Olive Missionary Baptist Church Property Owner Request to raze the adjacent residential dwelling and construct an addition to the existing religious assembly hall without the required minimum number of parking spaces, over the maximum permitted lot coverage and over the maximum stoop height permitted by code.	5277 N. 36th St. 1st Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That 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>
56	26197 Special Use	Kimberly Brown, Lessee Request to occupy the premise as a 24 hr. day care facility for 8 children infant to 12yrs of age, Monday-Sunday.	5084 N. 19th Pl. 1st Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
57	26251 Special Use	Nicole Dean, Lessee Request to occupy the premises as a day care center for 50 children infant to 12yrs. of age, Monday-Friday 6:30 AM - Midnight.	3518 W. Silver Spring Dr. A/K/A 3518-20 W. Silver Spring Dr. 1st Dist.
	Action:	Granted 4 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 the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a loading zone is obtained in front of the site. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 8. That this Special Use is granted for a period of four (4) 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	26236 Special Use	Judith Jackson, Prospective Buyer Request to construct a day care center on the premises for 50 children infant to 12yrs of age, Monday - Friday 6:00 a.m. - 12:00a.m.	7347 W. Fond Du Lac Av. A/K/A 7347-57 W. Fond Du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available hearing.	
59	26237 Special Use	Tammy Campbell, Lessee Request to occupy the premises as a 24 hr. day care facility for 8 children per shift infant-12yrs of age, Monday-Sunday.	5241 N. 68th St. A/K/A 5241-43 N. 68th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	25872 Special Use	Detra Ferguson, Lessee Request to occupy the premises as a day care center for 96 children (48 per shift) infant to 12yrs of age, Monday-Friday 5:30AM-6:00PM.	2411-19 W. State St. 4th Dist.
	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 existing storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the operator provide a van service for their clients. 8. That a loading zone is obtained in front of the site. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 10. That service vehicles associated with this use not be parked on the street. 11. 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>
61	26035 Special Use	Regina Flowers, Property Owner Request to occupy the premises as a group home for 8 adolescent boys 12yrs-18yrs of age.	3947 N. 19th Pl. 6th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
62	26241 Special Use	Dorothy Collier, Property Owner Request to occupy the premises as a day care facility for 8 children, 6 weeks to 12 years of age, operating Monday - Friday, 6 a.m. to 10 p.m.	2840 N. 17th 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>
63	26282 Special Use	Anthony J. Augustine, Milwaukee-MLK, LLC;Property Owner	2039-47 N. Martin Luther King Dr. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant builds according to approved plans. 5. That a revised landscape plan that meets the intent of city code section 295-405 for Type 'B' landscaping is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically the plan must include trees, shrubs, and a decorative metal fence along the street frontage of the parking lot. 6. 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. 7. that all temporary banner signs are removed within 60 days of the approval of this special use. 8. That the petitioner submit a separate application to the Board of Zoning Appeals to obtain a special use to utilize the premises as a truck rental facility 9. That the area that is identified on the site plan submitted to the Board of Zoning Appeals on September 27, 2004, as tenant area is not utilized for indoor storage, and that when this area is developed as commercial/ retail space the building's front facade is remodeled in a matter that meets the glazing and design standards of s. 295-505 of the Milwaukee Code of ordinances. 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>
64	26195 Dimensional Variance	Leonard G. & Melinda Holley Property Owner Request to construct a single-family residential dwelling without the minimum required front facade width, front setback, and without the garage door minimum required setback behind the front facade.	2435 N. 4th 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 these Variances are granted to run with the land. 	
65	26105 Special Use	Sunrise Baptist Church, Prospective Buyer Request to remodel the existing structure and occupy the premises as a religious assembly.	3725 N. Teutonia Av. A/K/A 3723-25 N. Teutonia Av. 6th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
66	24335 Special Use	Patrina Echols, Lessee Request to occupy the premise as a community living arrangement for 8 children.	400-02 E. Meinecke Av. 6th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	26185 Special Use	Derrick Holland & Anne Conner Property Owner Request to occupy the premises as a day care facility for 8 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM.	3042 N. 45th St. A/K/A 3042-44 N. 45th St. 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
68	26178 Special Use	Evonia Bonds, God's Future Scholars; Lessee Request to occupy the premises as a 24 hr. day care center for 60 children (per shift) infant to 12yrs of age, Monday-Sunday.	2535 W. Center St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 8. That the fence for the outdoor play area along West Monroe Avenue must be a decorative metal fence, not chain link. 9. 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>
69	26198 Dimensional Variance	New Testament Christian Church, Lessee Request to occupy the premises as a religious assembly without the minimum required parking (40 members).	4310 W. Forest Home Av. A/K/A 4300-08 W. Forest Home Av. 8th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That parishioners are notified to park on Forest Home and not on the residential side streets. 6. That this Special Use and this Variance are granted for a period of one (1) year, commencing with the date hereof. 	
70	26229 Dimensional Variance	Matt Kirklewski, Kauz Properties;Property Owner Request to allow a garage in the front setback of the premises.	1003 S. 33rd St. 8th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
71	25060 Use Variance	QC Financial Services Inc., Lessee Request to occupy a portion of the premises as a payday loan agency.	6454 N. 76th St. A/K/A 6406-6540 N. 76th St. 9th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
72	25089 Use Variance	Community Loans of America b/d/a Wisconsin Auto Title Loans; Lessee Request to add a payday loan agency to the existing title loan agency.	3500 W. Capitol Dr. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled for the next available agenda.	
73	22918 Special Use	Damaund, Evelyn, and Robert Smith Property Owner Request to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults (developmentally disabled).	3412 W. Rohr Av. 1st 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 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>
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Other Business:

Board member Jackson moved to approve the minutes of the November 18, 2004 meeting. Seconded by Board member Winkler. Unanimously approved.

The Board set the next meeting for January 20, 2005

Board member Winkler moved to adjourn the meeting at 5:40 p.m.. Seconded by Board member Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board