

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – March 31, 2005
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley *(voting on items 1-77)*

Members: Henry P. Szymanski *(voting on items 1-77)*
Scott R. Winkler *(voting on items 1-51)*
Catherine M. Doyle *(voting on items 1-77)*
Donald Jackson *(voting on items 1-77)*

Alt. Board Members: Georgia M. Cameron *(voting on items 52-77)*

START TIME: 2:12 p.m.

End Time: 6:07 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	25781 Special Use	RCK III LLC Ramesh Kapur;Prospective Buyer Request to occupy the premises as a motor vehicle filling station and convenience store.	3477 S. 16th St. A/K/A 3471 S. 16th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	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:	Dismissed	
	Motion:	Scott Winkler moved to dismiss 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>
3	26517 Extension of Time	Victor Davis, d/b/a Auntie Flora's Child Care; Lessee Request for an extension of time to comply with conditions of case No. 24302.	1726 W. Lloyd St. 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	Granted for six-month extension to obtain permits. Overall decision is good through 07-15-07.	
4	26141 Special Use	Sherri Bond, Lessee Request to add a community living arrangement for 8 adolescent girls to the existing transitional living facility that currently consists of 12 clients.	5926 N. Teutonia Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	26420 Other	Academic Solutions / Children In Crisis, Inc., Lessee Request to continue occupying the premises as an elementary/secondary school and increase the number of students from 200 to 385 (adding additional class rooms internally).	4055 N. 34th St. A/K/A 3420 W. Capitol Dr. 1st Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss 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>
6	26001 Special Use	Denise Lockhard, Lessee Request to convert the existing religious assembly hall into a secondary/elementary school.	5401 N. 76th St. 2nd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	26166 Special Use	Milwaukee Public Schools, Lessee Request to occupy the lower portion of the premises as a school.	5401 N. 76th St. 2nd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	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:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	26055 Use Variance	Brian Peterson, Property Owner Request to combine the parcels and construct 2 multi-family residential dwellings (rooming house) on the premises.	1902-12 W. Kilbourn Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss 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>
10	26191 Special Use	Atonement Lutheran Church, Property Owner Request to continue occupying the premises as a day care center for 35 children infant to 11yrs of age, Monday - Friday 7:00 a.m. - 5:30 p.m.	4536 N. Sherman Bl. A/K/A 4206 W. Ruby Av. 7th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	26118 Special Use	Poinciana Sprewell, Property Owner Request to occupy the premises as a community based residential facility for 8 tenants (disabled & elderly).	7730 W. Hustis St. 9th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	26494 Other	Amira OtallahProperty Owner Request to amend the hours of operation from Monday thru Sunday 7:00 a.m. - 7:00 p.m. to Monday thru Sunday 6:00 a.m. - 7:00 p.m., to the board approved existing day care center.	1209 W. Layton Av. 13th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant 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>
13	26499 Dimensional Variance	Thomas & Lisa Breitrick, Property Owner Request to construct a single-family residential dwelling without the minimum required height and number of stories.	4000 S. Herman St. 14th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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. 	
14	26447 Special Use	Small World Child Care of Milwaukee Lessee Request to occupy a portion of the premises as a day care center for 22 children infant to 12yrs of age, Monday-Friday 6:30AM-6:00PM.	2101 N. 48th St. A/K/A 4800 W. Lloyd 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 agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	26516 Special Use	Bessie L. Williams, Property Owner Request to amend the hours of operation from 6:00 a.m. - 10:00 p.m. to 24 hrs. Monday thru Sunday, of the existing day care center for 60 children (20 per shift) infant - 12 yrs. of age.	2105 W. Center Av. 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 this Special Use is granted for a period of time commencing with the date hereof and expiring on October 20, 2008. 	
16	26397 Special Use	Shirley Howard, Prospective Buyer Request to occupy the premises as a day care center for 98 children infant to 13 yrs. of age, 5:30 a.m. - 12:00 a.m. Monday thru Sunday.	4911 W. Good Hope Rd. 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>
17	26434 Special Use	Clara Walker, Lessee Request to occupy the premises as an adult family home for 3 adults (elderly & developmental disabled).	4054 N. 19th Pl. 1st 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 this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
18	26491 Use Variance	Katherine Handy, Lessee Request to amend the hours of operation from Monday - Friday 6:00 a.m. to 10:00 p.m., to Monday - Sunday 6:00 a.m. to 10:00 p.m. and continue occupying the premises as a day care center for 8 children infant to 12 yrs. of age.	4641 N. 28th St. 1st 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 all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	

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19	26503 Special Use	Eastbrook Church, Don DiMartino;Property Owner Request to occupy the premises as a religious assembly and social service facility.	5409 N. Green Bay Av. 1st 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 the petitioner apply for a zoning change to a RS6 zoning district 5. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code for residential zoning districts. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
20	26455 Special Use	Sandra Silmon, Property Owner Request to continue occupying the premises as a community based residential facility for 8 adults.	4104 N. 63rd St. 2nd 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 this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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21	26505 Special Use	A Place of Refuge, Ministries of South Wisconsin, Inc.; Lessee Request to expand and continue occupying a portion of the premises as a second-hand store.	7632 W. Hampton Av. A/K/A 4807 N. 76th St. 2nd 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 the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That the applicant has no displays of products or merchandise on the exterior of the building. 6. That the applicant has no signs other than those that have been installed in accordance with a sign permit. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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22	26535 Special Use	Fourth Property, LLC, Thomas J. Knoop;Property Owner	10130 W. Appleton Av. 2nd Dist.
		Request to expand the medical clinic (kidney dialysis facility) by adding a portion of the adjacent tenant space within the building.	
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 this Special Use is granted for a period of time commencing with the date hereof and expiring on December 12, 2011. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	26537 Special Use	Angela Phipps, Lessee Request to continue occupying the premises as a day care center for 70 children infant to 12 yrs of age, Monday-Friday 6:00AM-Midnight.	7418-20 W. Hampton Av. 2nd 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 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. 	
24	26504 Dimensional Variance	Larry J. Bonney, Property Owner Request to construct an attached garage on the premises that causes an excess over the maximum permitted lot coverage.	2518 N. Terrace Av. 3rd Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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>
25	26541 Dimensional Variance	Herman & Tanya Lewis, Property Owner Request to construct a single family residential dwelling that is over the maximum depth permitted without a 3.5 ft. side setback adjustment that is required by code (South Side Setback Required 10.5 ft., Proposed 7.0 ft., Shortage 3.5 ft.).	3418 N. Lake Dr. 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.	
26	26496 Dimensional Variance	Cingular Wireless Request to erect a temporary transmission tower on the premises.	1535 N. 24th St. A/K/A 1525 N. 24th St. 4th 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 this Special Use and this Variance are 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>
27	26501 Special Use	Social Development Commission (SDC) Renee Booker; Lessee Request to continue occupying the premises as a day care center and increase the number of children from 34 to 37 (20 full day children and 2 half day classes of 17 children each), 3yrs to 5yrs of age, Monday-Friday 7:30AM-5:00PM.	2430 W. Wells St. A/K/A 2424 W. Wells 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
28	26475 Special Use	Joe Lee Turner, Property Owner Request to continue occupying the premises a community living arrangement for 8 adults.	7740-42 W. Potomac Av. 5th 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 this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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29	26052 Special Use	Appleton Angels Christian Preschool LLC, Lessee Request to occupy a portion of the premises as a day care center for 85 children infant to 12yrs of age, Mon.-Fri. 6:00a.m.-6:00p.m.	2320 W. Burleigh St. 6th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the cases. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
30	26469 Special Use	Joan Love, Property Owner Request to occupy the premises as a general retail establishment (grocery store).	2976-78 N. 6th St. 6th 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>
31	26482 Special Use	Roy Lewis, Johanna Child Development; Lessee Request to occupy a portion of the existing religious assembly hall as a day care center for 25 children per shift (2 shifts) infant to 12yrs of age, Monday-Friday 6:00 AM - 6:00 PM.	2498 W. Hopkins St. 6th 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
32	26493 Special Use	Diane Griffin, Prospective Buyer Request to occupy the premises as a day care center for 75 children (20 per shift) infant to 12 yrs. of age, Monday thru Friday 24 hrs per day (site previously approved as a day care center).	2977-79 N. 17th St. 6th 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>
33	26519 Special Use	Fred Thompson, Property Owner Request to occupy the premises as a personal service facility (tailor shop).	2501 N. 5th St. A/K/A 2505 N. 5th St. 6th 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 signage must conform to the sign standards of s. 295-505-5 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
34	26488 Use Variance	Phyllis Sterling, Lessee Request to continue occupying the premises as a day care center for 8 children ages 3mo-12yrs, Monday-Friday 6:00am-10:00pm.	3016 N. 23rd St. 7th 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 all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

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35	26502 Special Use	Rocha and Gonzales LLC, Lessee Request to continue occupying the premises as a car wash and motor vehicle sales facility.	1801 W. Forest Home Av. 8th 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 all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
36	26473 Special Use	Mary Hill, Lessee Request to continue occupying the premises as a community living arrangement for 4 disabled adults.	5904 W. Hustis St. 9th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 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 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>
37	26527 Special Use	Cousins Submarines, Inc., Lessee Request to continue occupying the premises as a fast-food/carryout restaurant.	7140 N. 76th St. 9th 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 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 landscaping and screening is maintained in a manner that meets the intent of city code. 6. That there be no increase in freestanding signage, and any additional building signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
38	26528 Special Use	James McCabe, Milwaukee Brewing Company; Lessee Request to occupy the premises as a heavy manufacturing facility (microbrewery and public tour center).	613 S. 2nd St. 12th 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>
39	26072 Special Use	Aasir Abrar Ammar, LLC, Prospective Buyer Request to combine the parcels and construct a motor vehicle filling station, convenience store, fast-food/carryout restaurant, retail stores and car wash on the premises.	720-30 N. 35 St. 4th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
40	26412 Use Variance	Amy J. Madaus, Property Owner Request to occupy the premises as an outdoor storage and ground transportation facility.	4661 S. 20th St. 13th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
41	26485 Special Use	Catholic Charities Ministry, to Persons with Disabilities; Lessee Request to occupy a portion of the premises as an adult family home for 3-4 adults (developmentally disabled).	5466 S. 26th St. A/K/A 5468 S. 26th St. 13th 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 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>
42	26416 Dimensional Variance	Andy Haros, Property Owner Request to construct a second freestanding pylon sign on the premises (motor vehicle sales and repair facility).	5757 S. 27th St. A/K/A 5727 S. 27th St. 13th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
43	26355 Special Use	LaTanya Jones, Lessee Request to occupy the premises as a community based residential facility (CBRF) for 8 adult females.	1128 W. Wright 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>
44	26464 Special Use	Estelle McKinnie, Property Owner Request to occupy the premises as a family day care home for 8 children infant to 12 yrs. of age, 6:00 a.m. to 6:00 p.m. Monday thru Friday.	2541-A N. 24th St. 15th 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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That signage for a family day care center is not permitted. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
45	25023 Special Use	Rafik F. Mseitif, Lessee Request to occupy the premises as a motor vehicle repair facility and sales facility (installation of tires, and electronic sound equipment).	1400 W. North Av. 15th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 2 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	26214 Special Use	Tabernacle Community Baptist Church Charles Snowden Jr & Pastor Robert L. Harris;Property Owner	2486 W. Medford Av. A/K/A 1476 W. Cypress St. 15th Dist.
		Request to combine two parcels and expand the existing principle parking lot.	
	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 a landscaping and screening plan, that includes a residential buffer, is submitted to and approved by the Zoning Administrative Group prior to the issuance of any permits. 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>
47	26459 Special Use	Shirley Hull, Lessee Request to occupy a portion of the premises as a secondary/elementary school.	6003 N. Teutonia Av. A/K/A 6001 N. Teutonia Ave. 1st Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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 signage is limited to the sign band above the storefront windows. 6. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational occupancies. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on October 13, 2009. 	
48	26471 Use Variance	Ted McNamara, FJA Christiansen Roofing;Property Owner Request to deviate from the opaque fence required by code and erect a 7 ft. decorative metal fence on the premises.	2101 W. Purdue St. 1st 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>
49	26274 Special Use	<p>Sherri Bond, Lessee</p> <p>Request to occupy the premises as a transitional living facility for 20 individuals.</p>	4576 N. 31st St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available agenda.	
50	26286 Special Use	<p>Deborah Sykes, Property Owner</p> <p>Request to occupy the premises as a group home for 8 girls ages 12-17.</p>	4544 N. 22nd St. 1st Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	26439 Special Use	<p>2040 Wisconsin LLC,, A Delaware Limited Liability Company;Property Owner</p> <p>Request to occupy the premises as a rooming house (120 living units/ predominately private dormitories).</p>	2040 W. Wisconsin Av. 4th Dist.
	Action:	Granted 15 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 fifteen (15) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	26452 Dimensional Variance	ArlaJune V. Burton, Property Owner Request to allow the parking of a recreational vehicle that is over the maximum vehicle length.	8513 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
53	26484 Special Use	Catholic Charities Ministry, to Persons with Disabilities; Lessee Request to occupy a portion of the premises as an adult family home for 3 adults (developmentally disabled).	4825 N. 105th St. 5th 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 this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
54	26498 Dimensional Variance	Pyramid Investment Properties, LLC c/o Mr. James Herrick; Property Owner Request to allow a ninth unit (basement) in the existing 8 unit multi-family residential dwelling without the minimum required total lot area per dwelling unit.	10831 W. Hampton Av. 5th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
56	26441 Special Use	The Church of the First Born International, Property Owner Request to occupy a portion of the premises as a day care center for 39 children per shift infant to 12yrs of age, Monday-Friday 6:00AM-11:00PM, Saturday 8:00AM-4:00PM, closed Sunday and an adult day care for 30 adults Monday-Friday 6:00AM-5:00PM, Saturday 8:00AM-4:00PM, closed Sunday.	4701 N. 76th St. 5th 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 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 outdoor play area is separated from the parking area by some type of physical barrier such as bollards. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional 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>
57	26448 Dimensional Variance	Gene Gokhman, Property Owner Request to construct a 4 unit residential structure without the minimum required average front setback.	225-31 E. Lloyd St. A/K/A 2049 N. Hubbard Ave. 6th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
58	26477 Special Use	Committed to Christ Christian Church/Ministries, Prospective Buyer Request to occupy the premises as a religious assembly hall.	2516 W. Hopkins St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	26392 Special Use	Lula Robinson, Property Owner Request to occupy the premises as a 24 hr family day care home for 6-8 children, infant to 12yrs of age, operating Monday-Sunday. Action: Granted 2 yrs. Motion: Donald Jackson 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 no signage is permitted. 6. That no pick-up or drop-off shall occur between 10:30 P.M. and 6:00 A.M. 7. That the petitioner take all measures necessary to control loud noise on the premises associated with late night drop offs and pickups, including, but not limited to, hiring private personnel as necessary. 8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	3307 N. 11th St. 6th Dist.
60	26287 Special Use	Deborah Sykes, Prospective Buyer Request to occupy the premises as a group home for 8 girls ages 12-17.	2516 N. Palmer St. 6th Dist.
		Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	26389 Special Use	Lovell & Patsy Smith, Property Owner Request to occupy the premises as a group home for 4-6 female clients, infant to 8 years of age (developmentally disabled).	3222 N. 27th St. 7th 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 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>
62	26418 Special Use	Karl Jackson & Simone Sledge, Lessee Request to occupy the premises community living arrangement for 16 elderly residents (non-ambulatory, chronic health problems).	4510 W. Capitol Dr. 7th 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 petitioner provide any interested party and the Board office with a 24-hour contact person and phone number. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
63	26430 Use Variance	Antoinette Coley-Sanders, Lessee Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, 6:00 a.m. - 10:00 p.m. Monday thru Friday.	5022 W. Medford Av. 7th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski 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>
64	26041 Dimensional Variance	St. Joseph's Hospital of Franciscan of Mil., Inc., a/k/a St. Joseph Regional Medical Center; Property Owner	3026 N. 49th St. A/K/A 3004 N. 49th St. 7th Dist.
		Request to both occupy the premises as a surface parking lot and to seek a variance from landscaping required by code.	
	Action:	Granted 5 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 landscaping and screening is implemented in accordance to the landscape and screening plan submitted to the Board of Zoning Appeals on March 24, 2005. 5. That the premises is developed in accordance with the site illumination plan that was submitted to the Board of Zoning Appeals on September 21, 2004. 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 usage of the parking lot is limited to St. Joseph's employees only. 8. That the hours of operation be from 6:00 a.m. to 6:00 p.m. 9. That no additional buildings be razed by St. Joseph's Hospital before a master plan is submitted to the City of Milwaukee. 10. 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>
65	25819 Special Use	Sallies Loveland Before & After School Center, Lessee	3908 W. Capitol Dr. 7th Dist.
		Request to continue occupying the premises as a day care center and increase the number of children on site from 15 to 60, ages infant to 12yrs of age, operating Monday-Friday 6:30 AM to 5:30 PM.	
	Action:	Granted 5 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 special use approval for the day care center at 3908 West Capitol Drive is contingent upon the petitioner maintaining proof of interest in the day care property at 4032 North 39th Street and that the off-premise play space exemption granted by the State of Wisconsin on April 2, 2002 (to utilize the play area in the rear yard of 4032 North 39th Street) must remain in affect. 5. That signage must meet the requirements of s.295-505-5 of the city code. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	25926 Use Variance	Lisa Torrence, Property Owner Request to continue occupying the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 6:00 a.m.-12:00 a.m and maintain the existing signage on site.	4620 W. Townsend Ave. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the use variance. Seconded by Donald Jackson. Henry Szymanski moved to deny the dimensional variance. Seconded by Catherine Doyle. C. Zetley abstained.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play space not be utilized before 9:00 a.m. or after 8:00 p.m. 5. That no signage regarding the day care center be erected on site. 6. That the dimensional variance request to erect signage on site is denied. 7. That this Use Variance is granted for a period of five (5) years, commencing with the date hereof. 	
67	26185 Use Variance	Derrick Holland & Anne Conner Property Owner Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM.	3042 N. 45th St. A/K/A 3044 N. 45th St. 7th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle 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>
68	26370 Special Use	Mt. Castle Corporation, Prospective Buyer Request to occupy the premises as a community living arrangement for 7 clients (developmentally disabled and/or mentally challenged). 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: 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.	2825-27 N. 47th St. 7th Dist.
69	26472 Special Use	Evaughn High; Grace Family Day Care School, No Middle Ground Worship Center; Lessee Request to occupy the premises as a religious assembly hall (Wednesday/Friday evenings & Sunday mornings), elementary/secondary school and day care center 166 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM. Action: Adjourned Motion: This matter was adjourned by the Alderman and will be rescheduled for a contested public hearing.	6406 N. 76th St. A/K/A 6540 N. 76th St. 9th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	26213 Special Use	Julette Francis & Larry Wade, Property Owner Request to occupy the premises as a group home for 3 girls ages 12-17 with children (maximum of 6 clients).	6442 N. 91st St. 9th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
71	26353 Dimensional Variance	Will Allen, 'Wills Roadside Market', 'Growing Power, Inc.'; Property Owner Request to modify the existing Board approved specialty school (agricultural training) by constructing an addition on the premises.	5500 W. Silver Spring Dr. A/K/A 5500 W. Silver Spring Dr. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That revised landscaping and screening plans for phase I are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plans should include shrubs in addition to the opaque fence along the West Silver Spring Dr. frontage. 2. That landscaping and screening for phase II is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on March 10, 2005. 3. That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code. 	
72	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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	26402 Special Use	Alonzo Mann, Lessee Request to occupy the premises as a secondhand store.	5616 W. Lisbon Av. 10th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
74	26456 Special Use	Rodimiro & Maria F. Perez, Property Owner Request to occupy the 1st floor of the premises as a sit-down restaurant.	2079 S. 15th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-505-5 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 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>
75	26356 Dimensional Variance	Jordan Beck, Lessee Request to continue to allow an 8' high solid fence without the minimum landscaping area width.	125-39 E. Mineral St. 12th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
76	25633 Special Use	Amjad Tufail, Property Owner Request to construct a motor vehicle filling station, convenience store, and fast-food/carry-out restaurant with a drive through facility.	2635 W. Kilbourn Av. A/K/A 848 N. 27th St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled for a contested public hearing.	
77	25089 Use Variance Denied	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:	Denied	
	Motion:	Henry Szymanski 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>
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Other Business:

Board member Winkler moved to approve the minutes of the March 3, 2005 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for April 21, 2005.

Board member Szymanski moved to adjourn the meeting at 6:07 p.m. Seconded by Board member Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board