

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – July 7, 2005
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley *(voting on items 58,59,87-102)*

Members: Henry P. Szymanski *(voting on items 1-82,85-93,95-102)*
Scott R. Winkler *(voting on items 1-102)*
Catherine M. Doyle *(voting on items 1-75,77-102)*
Donald Jackson *(voting on items 1-102)*

Alt. Board Members: Georgia M. Cameron *(voting on items 1-57,60-86,94)*
Leni M. Siker *(voting on items 76,83,84, recused 100-102)*

START TIME: 2:14 p.m.

End Time: 8:35 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	26536 Special Use	Milwaukee Public Schools, Lessee Request to occupy the upper portion of the premises as a secondary/elementary school.	5401 N. 76th St. 2nd Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
2	26349 Special Use	Surjit Singh Toor, Prospective Buyer Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility.	9111 W. Silver Spring Dr. A/K/A 9101 W. Silver Spring Dr. 2nd Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	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 7357 W. Fond Du Lac Av. 2nd Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
4	26313 Special Use	The Woodson Academy, Lessee Request to occupy a portion of the premises as a school (elementary)/ 100 children).	6057 W. Fond Du Lac Av. 2nd Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
5	26508 Special Use	Wisconsin Center District, Property Owner Request to continue to occupy the premises as a surface parking lot and create an addition to accommodate an additional 86 vehicles.	400 W. Wisconsin Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
6	26751 Dimensional Variance	Metropolitan-Lovell Street, LLC, Property Owner Request to occupy the premises as offices without the minimum required off-street parking.	728 N. James Lovell St. 4th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	24558 Special Use	Bell Therapy/ Belwood Ltd.,Property Owner Request to continue occupying the premises as a community based residential facility (CBRF) and increase the number of clients served from 46 to 50.	839 N. 27th St. A/K/A 837 N. 27th St. 4th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
8	26332 Special Use	Michelle L. Griffin, Lessee Request to occupy the premises as a community living arrangement for 8 residents (elderly & disabled).	743 N. 25th St. 4th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
9	26750 Dimensional Variance	Adam Werther, Beaver Bomb LLC.;Property Owner Request to erect a detached garage over the maximum sidewall height.	2028 N. Martin Luther King Dr. 6th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
10	26461 Special Use	Eusebio & Kathleen Acevedo, Prospective Buyer Request to occupy the premises as a religious assembly hall.	3031 W. Lincoln Av. 8th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	26381 Special Use	Megan S. Martin Prospective Buyer Request to occupy the premises as a day care center for 96 children (48 per shift) infant to 12yrs of age, Monday-Sunday 6:00AM-Midnight.	7113-15 W. Capitol Dr. 10th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
12	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:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
13	25516 Special Use	Inderieet S. Dhillon, Dhillon's Market, Inc.;Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store with the construction of a car wash and Laundromat (with apartments above both) on the site without the code required parking.	551-75 W. Becher St. 14th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	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:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
15	25918 Special Use	Robert Posey, Lessee Request to occupy the premises as a motor vehicle repair facility.	3507 W. Wright St. 15th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	26691 Special Use	Titilola O. Salako, Property Owner Request to continue occupying the premises as a day care center for 50 children, infant to 12 yrs. of age, from 6:00 a.m. to 6:00 p.m. Monday thru Friday.	7110 W. Fond Du Lac Av. A/K/A 7120 W Fond Du Lac Av 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. 	
17	26730 Special Use	Stephania & Favion Henderson, Lessee Request to occupy a portion of the premises as an elementary/secondary school for 145 students (Board approved day care already on site will be leaving the premises).	4248 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman 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>
18	26734 Special Use	Bennie S. Hickman, Property Owner Request to continue occupying the premises as a day care center for 165 children infant to 12 years of age, Monday-Friday 6:00 AM - 6:00 PM.	6401-13 W. Capitol Dr. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
19	26715 Dimensional Variance	Leslie Montemurro, Property Owner Request to occupy portion (adjacent to existing cafe) of the premises as a tavern without the minimum required number of parking spaces (4 per code).	818-24 E. Center St. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	26755 Special Use	Christy Smith, Property Owner Request to continue occupying the premises as an adult family home for 4 developmentally disabled adults.	3338 N. Humboldt Bl. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. 	
21	26708 Dimensional Variance	Mark Gold, Pizza Shuttle;Property Owner Request to erect a wall sign over the maximum sign area allowed by code.	1827 N. Farwell Av. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the changeable message sign being programmed so that the message does not change at intervals of less than 60 seconds. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

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22	26732 Special Use	Wisconsin African American Women, Ltd., Property Owner Request to occupy the premises as a community center.	3020 W. Vliet St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
23	26742 Special Use	Lorraine P. Carter, Property Owner Request to continue occupying the premises as offices, day care center, school and social service facility.	2801 W. Wisconsin Av. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code. 5. That all previous conditions of the Board regarding this property are complied with. 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>
24	26655 Use Variance	Clear Channel Outdoor, Dan Pomeroy; Lessee	431 N. 5th St. 4th Dist.
		Request to re-locate an existing off-premise sign (billboard) on site.	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 and screening plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That the petitioner work with the Zoning Administration Group on design related issues. Revised drawings that reflect these changes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

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25	26656 Use Variance	Clear Channel Outdoor, Dan Pomeroy; Lessee	314 N. 8th St. 4th Dist.
		Request to re-locate an existing off-premise sign (billboard) on site.	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 landscape plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits 5. That the petitioner work with the Zoning Administration Group on design related issues. Revised drawings that reflect these changes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits 6. That a site plan showing a revised relocation location of the off-premise sign is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

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26	26657 Use Variance	Clear Channel Outdoor, Dan Pomeroy; Lessee Request to re-locate an existing off-premise sign (billboard) on site.	809 W. Hinman St. A/K/A 801 W. Hinman ST 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 landscape and screening plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That the petitioner work with the Zoning Administration Group on design related issues. Revised drawings that reflect these changes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

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27	26758 Special Use	Larry Lococo & Kathleen D'Acquisto Irrevocable Trust;Property Owner	306 N. Van Buren St. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. 	
28	26743 Special Use	Jacobus Energy, Inc., Property Owner	5008 N. 119th St. 5th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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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29	26764 Special Use	Gene Batuner, Lessee Request to continue occupying the premises as a sales facility (used cars).	8482 W. Hampton Av. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 shall maintain landscaping and screening in accordance with plans as approved by the Department of City Development and in a manner that meets the intent of city code 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
30	26746 Special Use	Euranna Odom, Property Owner Request to continue occupying the premises as a 24 hrs. family day care home for 8 children infant to 12 yrs. of age, Monday thru Sunday.	3703 N. 15th St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there be no signage associated with the day care facility. 5. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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31	26752 Use Variance	Paul Riesen, Property Owner Request to continue occupying a portion of the premises as three residential dwelling units.	419 W. Vliet St. 6th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 for a period of two (2) years, commencing with the date hereof. 	
32	26763 Special Use	Andrea Edwards, Lessee Request to continue occupying the rear portion of the premises as a family day care home for 8 children infant to 12 yrs. of age, 6:00 a.m. to Midnight Monday thru Friday.	2422 N. 2nd St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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33	26768 Special Use	Mike Brenner, Hotcakes Gallery, LLC; Lessee Request to occupy the premises as a retail establishment (art gallery).	3379 N. Pierce St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 remain as clear glass and are maintained in an attractive manner. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
34	26744 Special Use	Veronica McKelvin, Other Request to expand the existing 24-hour day care center to occupy the entire first floor of the premises, and to amend the number of children from 32 per shift to 40 per shift.	3632 W. Burleigh St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 conditions of the previous special use 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>
35	26749 Use Variance	Rennette Ball, Birthdays Plus LLC Birthdays Plus Gift Shop;Property Owner	5717 W. Villard Av. 7th Dist.
		Request to continue occupying the premises as a general office (with ancillary retail).	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 pennants are removed from the premises 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
36	26754 Dimensional	Henry L. Watson Sr., Property Owner	3300 W. Burleigh St. 7th Dist.
		Request to continue occupying the premises as a religious assembly without the required parking.	
	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>
37	26711 Special Use	Bethel Tabernacle, Property Owner Request to construct an addition to the existing religious assembly hall (including additional parking).	5419-33 W. Hampton Av. 7th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 parcels are combined via a deed restriction or a Certified Survey Map. 5. That one parking space behind each of the two residences is dedicated for use by the corresponding unit. 6. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. 	
38	26791 Special Use	David Abbl, Property Owner Request to continue occupy the premises as a community based residential facility for 36 residents.	4615 W. Hampton Av. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	26842 Dimensional Variance	Dasada Property Management LLC Property Owner Request to re-affirm the plans of the Board approved motor vehicle filling station and convenience store, car wash to construct the facility without the code required setback of an overhead door that faces the street.	812 S. Layton Bl. 8th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted to run with the land. 	
40	26718 Special Use	Mt. Castle Corporation, Lessee Request to continue occupying a unit of the premises (unit 102) as an adult family home (developmentally disabled and/or mentally challenged individuals).	8417 N. Servite Dr. A/K/A 8411 N Servite Dr 9th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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>
41	26790 Special Use	Seek Careers/Staffing Inc., Carol Ann Schneider;Property Owner Request to construct an addition, expanding the existing business service facility. Action: Granted 15 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 S. Winkler Abstained. Conditions of Approval:	7645 N. 76th St. 9th Dist.
		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 any new signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.	
42	26801 Special Use	TCF National Bank, Lessee Request to continue occupy the premises as bank with a drive-through facility. Action: Granted 15 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 S. Winkler Abstained. Conditions of Approval:	7617 W. Blue Mound Rd. 10th Dist.
		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>
43	26797 Special Use	Community Relations-Social Development Commission, Property Owner	931 W. Madison St. 12th Dist.
		Request to continue occupying the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	26800 Special Use	El Rey Enterprises LLC, Property Owner Request to combine the parcels and construct a general retail establishment(grocery store) with an accessory parking lot located between the street facade and the street property line.	916 S. Cesar E. Chavez Dr. A/K/A 936 S Cesar E Chavez Dr. 12th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 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. 5. That the building must meet the window glazing standards of s.295-605 of the Milwaukee Zoning Code. 6. That the petitioner obtains an occupancy certificate and complies with current State commercial code for business occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 7. That this Special Use is granted for a period of fifteen (15) years and that this Variance is granted to run with the land, commencing with the date hereof. 	
45	26741 Special Use	Pastor Jeffrey Pruitt, Faith Builders International;Property Owner Request to construct an addition to the existing religious assembly hall over the maximum required front (east) setback and without the required minimum glazing.	4901 S. Howell Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by 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>
46	26799 Special Use	Rick Rozanske, Property Owner Request to continue occupying the premises as a motor vehicle sales facility and salvage yard.	5848 S. 13th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. 	
47	26770 Special Use	Michael S. Briscoe, Oklahoma Center LLC;Property Owner Request to raze the existing structure and construct a drive thru facility for the permitted fast food/carry-out restaurant, located in the newly proposed mix-used building on site.	1304 W. Oklahoma Av. A/K/A 3079 S. 13th St. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
48	26771 Special Use	Marilyn R. Betthausen, Property Owner Request to continue occupying the premises as a second-hand store.	2918 S. 13th St. 14th 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>
49	26840 Dimensional Variance	Ramzan Charania, Property Owner Request to modify the Board approved motor vehicle filling station, convenience store, and car wash to construct the facility without the minimum glazing and setback of the overhead garage doors facing the street as required by code.	3870 S. Howell Av. 14th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 all previous conditions of the Board regarding this property are complied with. 5. That the applicant removes all outdoor storage or display of products and merchandise including windshield washer fluid, salt, wood chips, propane recycling racks and UPS storage containers. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. 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>
50	26739 Special Use	Gwendolyn Jackson, Lessee Request to occupy the rear portion of the premises as an elementary/secondary school (day care center is located in the front portion of the premises).	4828 W. Lisbon Av. 15th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 14, 2015. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	26759 Special Use	Albert C. Lue-Hing; West Indian American Assoc. V & T Day Care Center;Property Owner	1710 N. 24th St. 15th Dist.
		Request to expand the existing day care center into the existing attached structure (old tavern) increasing the number of children from 70 to 85 children infant to 12yrs of age, and increase the hours of operation from Monday-Friday 6:00 AM-6:00 PM to Monday-Saturday 5:00 AM - 9:00 PM.	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled for the next available agenda.	
52	26779 Special Use	Rushdi Hamdan, Property Owner	2401 N. 21st St. 15th Dist.
		Request to continue occupying the premises as a retail grocery store.	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. that the storefront windows are retained as clear glass and are maintained in an attractive manner 6. That signage is limited to a maximum of one (1) sign per street frontage and that each sign shall not exceed 20 square feet. 7. That all banner signs be removed. 8. 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>
53	26782 Special Use	Annette Sims, Lessee Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs. of age, 6:00 a.m. to 6:00 p.m. Monday thru Saturday.	2821 W. Clarke St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. 5. That there is no signage associated with the day care facility. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
54	26704 Special Use	Eddie Mae Martin, Property Owner Request to occupy a portion of the premises as a school (elementary, 3 - 6 years of age, for up to 50 children).	4502 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 hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	26725 Special Use	North Bay Citgo, Lessee Request to continue occupying the premises as a motor vehicle filling station, convenience store and car wash.	6001C N. Teutonia Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises. 7. That landscaping and screening is maintained in a manner that meets the intent of city code. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of 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>
56	26738 Special Use	James M. Pellegrini, Prospective Buyer Request to occupy the premises as a medical office (chiropractic).	7410 N. Teutonia Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
57	26781 Special Use	Pat Echols, Property Owner Request to add a school (elementary or secondary) to the existing board approved day care center, (total number of children for both 80).	4861 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.	
58	25825 Special Use	Mary Jones, Lessee Request to occupy the premises as a community living arrangement for 5 developmental disabled residents.	4635 N. 66th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski 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>
59	26106 Special Use	Community Village Social Services, Inc. Lessee Request to occupy the premises as a group home for 4 youth (behavioral & emotional problems).	1230 N. 25th St. A/K/A 1228 N. 25th St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle 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 facility consist of no more than 4 siblings. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
60	26603 Special Use	Evelyn B. Patterson, Property Owner Request to occupy the premises as a community living arrangement for 20 individuals (elderly, developmentally disabled).	5405-09 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available agenda.	
61	26637 Use Variance	Rashell M. Gladney, Other Request to occupy the premises as a 24 hr. day care center for 8 children infant to 12yrs of age, Monday-Sunday.	4437 N. 64th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	26669 Special Use	April S. Juett, Property Owner Request to occupy the premises as 24 hr family day care home for 8 children per shift infant to 12yrs of age, Monday-Sunday. Action: Granted 2 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 S. Winkler 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 loud noise on the premises associated with late night drop offs and pickups, including, but not limited to, hiring private personnel as necessary. 5. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 6. That no signage is permitted. 7. That there be no more than 4 children from one family unit on site during third shift hours. 8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	5841 N. 66th St. 2nd Dist.
63	26724 Special Use	Sheba C. Mays, Property Owner Request to occupy the premises as an adult family home for 4 adults (advanced aged, irreversible dementia/Alzheimer, developmentally disabled,& mental illness).	7319 W. Hampton Av. A/K/A 7321 W Hampton Av 2nd Dist.
		Action: Adjourned	
		Motion: This matter was adjourned at the request of the Alderman 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>
64	26427 Special Use	Apostolic Deliverance Tabernacle, Lessee Request to occupy the premises as a religious assembly.	1408 N. 27th St. A/K/A 1410 N. 27th St. 4th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	2 Ayes, 2 Nays, 1 S. Winkler Abstained.	
65	26756 Use Variance	Doris J. Pinkney, Prospective Buyer Request to add an elementary/secondary school to the existing day care center.	1420 N. 33rd St. 4th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
66	25876 Special Use	CPS Parking of Wisconsin, Inc, Lessee Request to continue occupying the premises as a parking lot.	319 E. Clybourn St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 existing landscaping and screening is maintained in a manner that meets the intent of city code. 5. That the petitioner obtain approval for the existing freestanding sign from the Business Improvement District #2 (Third Ward) Architectural Review Board within 6 months of the approval of this special use. 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>
67	26729 Special Use	Edward LaHay & John P. Williams Prospective Buyer Request to occupy the premises as a secondhand store (selling new & used clothing).	10001 W. Lisbon Av. 5th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 applicant has no outdoor display of products or merchandise and has no exterior signs or banners except those that are installed in accordance with a sign permit. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
68	25445 Appeal of an Order	Tim Whitehouse, Agent Request to appeal an order issued by the Department of Neighborhood Services determining the premises requires landscaping and that the stock pile height is greater than what is allowed by code.	5000 N. 124th St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant 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>
69	26621 Use Variance	Brad Thurman, Property Owner Request to construct multi-family residential dwelling on the premises with that has a garage door that is within four feet and faces the street.	226 E. Garfield Av. A/K/A 224 E Garfield Av 6th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
70	26690 Dimensional Variance	Integrated Mail Industries, Lessee Request to allow an additional sign on the existing freestanding sign that exceeds the maximum required sign area.	208 E. Capitol Dr. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner 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>
71	26581 Special Use	Deondria P. Owens, Property Owner Request to occupy the premises as a day care center for 30 per shift, infant to 12 yrs of age, Monday-Friday 5:00AM-10:00PM.	3567 N. Martin Luther King Dr. 6th Dist.
	Action:	Granted 4 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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. Wall signs are limited to a maximum sign area of 25 square feet. 5. That the 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 petitioner obtains an occupancy certificate and complies with current State commercial code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the day care is restricted to the first floor and the petitioner reduces the number of children based on the reduced area. 9. That this Special Use is granted for a period of four (4) years, commencing with the date hereof. 	
72	26175 Special Use	The House of God, Property Owner Request to continue occupying the premises as a religious assembly hall.	4800-8 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner 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>
73	26636 Use Variance	Linda Wallace, Property Owner Request to continue occupying the premise as a day care center with 20 children, infant to 12 years of age, Monday-Friday 6:00AM to 6:00PM.	4127 W. Nash St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 5. That any signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 6. That the petitioner's abutting property not be occupied as a day care facility or for child care in any respect. 7. That this Variance 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>
74	26695 Special Use	Shawna K. Whitehead, Prospective Buyer Request to amend the hours of operation of the existing family day care home from Monday thru Friday 6:00 a.m. - 10:00 p.m., to 7 days per week/ 24 hrs. per day.	4317 N. 38th St. 7th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 this Special Use is granted for a period of time commencing with the date hereof and expiring on January 28, 2006. 	
75	26710 Special Use	Doris J. Pinkney, Property Owner Request to occupy a portion of the premises as a school elementary or secondary (Board approved church on site).	4600 W. Burleigh Av. 7th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
76	25960 Special Use	Paulette Smith, Hopkins St. Wash-N- Detail;Lessee	4744 N. Hopkins St. 7th Dist.
		Request to continue occupying the premises as a hand car wash and detail facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 hours of operation shall be from 7:30 a.m. until 8:30 p.m. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That a sign is clearly posted on the premises advising all patrons to keep volume of their car stereos low. 7. That all car wash activity is conducted inside of the building. 8. That all wastewater is contained on site. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. Specifically that all banner signs and pennants be removed. 10. That landscaping implemented and maintained according to the landscape plan approved by submitted to the Board of Zoning Appeals on June 7, 2005. The required shrubs must be planted within 90 days of the approval of this special use permit. 11. That no work or storage of vehicles occurs in the public right of way. 12. That no vehicles are parked in such a manner that obstructs movement of traffic through any driveway. 13. That chains not be used to block any driveways. If driveways are not to be used, they must be closed with curb and gutter as required by City Ordinance. 14. That the car wash does not open before 7:00 a.m. and closes operation by 9:00 p.m. 15. 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>
77	26127 Special Use	Jose Diaz, Property Owner Request to continue occupying the premises as a motor vehicle body shop.	2147 S. Muskego Av. A/K/A 2153 S. Muskego Av. 8th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That all repair work is conducted inside of the building. 7. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 8. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 9. That no painting occur on site. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
78	26728 Use Variance	Neal S. Levin, Lessee Request to expand the existing indoor recreation facility (skate park) into the adjacent building on site.	224 N. 25th St. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winker Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	26678 Dimensional Variance	Luanne M. Saris, Property Owner Request to expand the detached garage to exceed the minimum area of 1000 sq ft and to allow more than two accessory buildings on the premises.	8547 N. 68th St. 9th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
80	25411 Dimensional Variance	Outdoor Lighting Co., Donald Dlugopolski; Lessee Request to occupy the premises as a contractor's yard (soil storage).	8410 W. Calumet Rd. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 stockpiles on site be reduced to a maximum of 20 ft. within six (6) months of the day hereof. 5. That the maximum stockpile height on sight be limited to 20ft. 6. That both the variance requests for outdoor storage and a contractor's yard are permitted by code. 7. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	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 their request of the applicant and will be rescheduled for the next available agenda.	
82	26700 Dimensional Variance	Bonnie Stanke & Victor Weirich Property Owner Request to erect a freestanding sign over the required maximum height.	9232 W. Howard Av. 11th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
83	26685 Dimensional Variance	Walter M. Carlson, Property Owner Request to allow parking spaces in the front yard setback of the premises.	1413 S. 10th St. 12th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
84	26588 Special Use	James & Carol Airoidi, Property Owner Request to construct a new building to accommodate heavy motor vehicle repair to the west of the existing heavy motor vehicle repair and leasing facility (truck repair & leasing).	5467 S. 9th St. A/K/A 5457 S. 9th St. 13th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler 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 revised landscape plan that includes an opaque fence along the West Grange Ave frontage and includes trees as required by code along the South 9th St frontage is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group. 5. That the petitioner work with Zoning Administration Group staff to seek approval to install landscaping in the city Right-of-Way along West Grange Ave. 6. That the petitioner obtains an occupancy certificate and complies with current State commercial code for motor vehicle occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 7. That the petitioner submit the agreement relative to parking, traffic concerns and landscaping that was drafted in conjunction with the Alderman of the district and other interested parties within 30 days of the date hereof. 8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 9. That the applicant take measures to restrict parking and traffic associated with this use along South 9th St. 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>
85	25988 Special Use	Lutheran Social Services of WI & Upper Mil. Inc., Property Owner Request to increase the number of residents from 5 to 6 of the existing community living arrangement (clients are developmentally disabled, ambulatory or semi ambulatory). Action: Adjourned Motion: Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 S. Winkler Abstained.	2423 W. Abbott Av. 13th Dist.
86	26649 Special Use	DaLynn Brookshire, Lessee Request to occupy the premises as a group home for 5-8 females 12yrs-17yrs of age. Action: Adjourned Motion: This matter was adjourned at the request of the Alderman and will be rescheduled for the next available agenda.	2639 S. 3rd St. 14th Dist.
87	26594 Special Use	Toron Brown, Property Owner Request to occupy the premises as a group home for 8 adolescent males. Action: Denied Motion: Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson. Vote: 3 Ayes, 1 Nay, 1 C. Zetley Abstained.	2630 N. 14th St. 15th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
88	26726 Dimensional Variance	Kuhs Quality Homes, Property Owner Request to construct a single-family residential dwelling over the allowed front setback.	1703 W. Wright St. 15th 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 this Variance is granted to run with the land. 	
89	26598 Special Use	Victoria Ochi, Property Owner Request to occupy the premises as a day care center for 50 children infant to 12 yrs. of age, Monday thru Friday 6:00 a.m. to Midnight.	4518-20 W. Lisbon Av. 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
90	26624 Special Use	Micole Jackson, Lessee Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 7:00 AM-6:00 PM.	2445 N. 39th St. A/K/A 2447 N 39th St 15th 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 the outdoor play area is not utilized before 9:00 A.M. 5. That there be no signage for the day care facility. 6. That there are no signs or banners on the premises. 7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
91	26500 Special Use	Paula Blan-Nash & Alexander Nash Property Owner Request to occupy the premises as a community living arrangement for 10-12 teen mothers, ages 13 - 19(including their children).	2245 N. 24th Pl. A/K/A 2239 N. 24th Pl. 15th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
92	24253 Special Use	Myra J. Holland, Property Owner Request to occupy the northwest corner of a vacant lot for seasonal secondhand retail sales(outdoor market).	2100 W. North Av. 15th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there shall be no amplified music at the site. 5. That a log of all operators selling at this location shall be maintained. 6. That all merchandise will be inventoried. 7. That all sales shall be documented. 8. That the inventory and sales records shall be made available for periodic inspection. 9. That the market shall be open no earlier than 7:00 AM and close no later than 8:00 P.M. 10. That any television or other video equipment shall be turned at a right angle to the street to minimize glare to approaching traffic 11. That one individual shall be designated as a market master. The market master shall be responsible for meeting and maintaining adherence to these conditions. The market master shall be responsible for ensuring that displays are presented in an orderly fashion. 12. That the petitioner work with the Department of City Development on design related issues. 13. 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. 14. That merchandise not be displayed along the West North Ave. or West Fond Du Lac Ave frontage. 15. That the petitioner submit a site plan indicating the location of vendors and merchandise. 16. That merchandise be located only in the area highlighted on exhibit Number one along Oak and 24th St. 17. That this Special Use is granted for a period of time commencing with the date hereof and expiring on October 1, 2006. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
93	26614 Special Use	Felecia Williams, Property Owner Request to occupy the premises as a 24 hr day care center for 8 children per shift infant to 12yrs of age, Monday-Friday.	4215-17 W. Spaulding Pl. 15th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the 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 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. 7. That the hours of operation shall be from 6 a.m. until midnight. 8. 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>
94	26565 Special Use	Barbara Brown, Property Owner Request to continue occupying the premises as a community living arrangement for 8 clients.	2737 N. 8th St. 15th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle 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 all clients of the facility meet the State's definition of 'elderly'. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
95	26766 Special Use	Sherri Bond, Lessee Request to occupy the premises as a community living arrangement for 20 residents.	5926 N. Teutonia Av. 1st Dist.
	Action:	Granted	
	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 time commencing with the date hereof and expiring on June 9, 2007. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
96	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 N. Teutonia Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented and maintained in a manner that meets the intent of city code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises. 7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 8. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 9. That all previous conditions of the Board regarding this property are complied with. 10. That the applicant does not have outdoor storage or display of products or merchandise. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
97	26654 Special Use	Cherie Sims, Lessee Request to add 53 children to the existing day care center creating a total population of 92 children on site, infant to 12 yrs. of age, open Monday - Friday, 24 hrs. per day (previous hours were 6:30 a.m. - 12:00 a.m. Mon. - Sat.).	3532 W. Villard Av. A/K/A 5204 N 36th St. 1st Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 the petitioner obtains a new certificate of occupancy to verify that the space meets current State commercial building code for the increase in the number of children and complies with all zoning conditions and building code requirements prior increasing the number of children. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 10, 2007. 	
98	26585 Special Use	Yolanda Bender, Property Owner Request to occupy the premises as a group home for 8 individuals (includes any combination of pregnant teens and/or teen mother with their children to total 8 individuals at any given time).	5070 N. 49th 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
99	26472 Special Use	<p>Evaghn High; Grace Family Day Care School, No Middle Ground Worship Center; Lessee</p> <p>Request to occupy the premises as a religious assembly hall (Wednesday/Friday evenings & Sunday mornings), elementary/secondary school and day care center for 99 children, 6 wks. to 12 yrs. of age, Monday-Friday 6:00 AM - 6:00 PM.</p>	<p>6406 N. 76th St. A/K/A 6540 N. 76th St. 9th Dist.</p>
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
100	25395 Special Use	<p>Anthony Arteaga, Property Owner</p> <p>Request to construct a building on the site and occupy it as a contractor's shop.</p>	<p>4000 S. Pine Av. 14th Dist.</p>
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years and that these Variances are granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
101	25613 Appeal of an Order	Anthony Arteaga, Property Owner Request to appeal an order of the Department of Neighborhood Services determining that all construction on site must cease until the evaluation of the site has been completed and the approval granted from the Board to continue construction (This site requires Special use and Variance approvals).	4000 S. Pine Av. 14th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
102	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 N. Franklin Pl. 3rd 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 a contact name and phone number be provided to any interested party relative to addressing parking problems that may arise. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the petitioner take all measures to control the blocking of the street and driveways, including, but not limited to, hiring private personnel if necessary. 7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

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

Board member Szymanski moved to approve the minutes of the June 9, 2005 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for July 28, 2005.

Board member Winkler moved to adjourn the meeting at 8:35 p.m.. Seconded by Board member Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board