

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – October 6, 2005
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-83*)

Members: Henry P. Szymanski (*voting on items 1-83*)
Scott R. Winkler (*voting on items 1-63, 65-68, 70-83*)
Catherine M. Doyle (*voting on items 1-68, 70, 71, 73-83*)
Donald Jackson (*voting on items 1-83*)

Alt. Board Members: Georgia M. Cameron (*voting on items 45 & 49, recused 64,69,72*)
Leni M. Siker (*voting on item 69*)

START TIME: 4:20 p.m.

End Time: 8:15 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	26949 Special Use	Eugene E. Smith, Prospective Buyer Request to occupy the premises as an assembly hall (banquet hall runs in conjunction with the adjacent restaurant/tavern).	4005-15 W. North Av. 15th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	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:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	26991 Dimensional Variance	Stuart T. Spahr, Property Owner Request to construct a two-family residential dwelling (side by side town house) on the premises without the minimum required side setback.	10505 W. Jonen St. A/K/A 6491 N 105th St 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled for the next available agenda.	
4	26995 Special Use	Diane Dupar, Lessee Request to occupy the premises as a day care center for 93 children infant to 13 yrs. of age, 6:30 AM to 11:00 PM Monday - Friday.	10135 W. Hampton Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled for the next available agenda.	
5	27000 Special Use	Michael D. Bovee, B.M.G. Investments;Property Owner Request to construct a new storage building and an addition to the existing structure on site, while continuing to occupy the premises as a contractor's shop and yard.	5315 N. Lovers Lane Rd. 5th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of approval are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 12, 2011. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	26906 Special Use	Lolita Scott & Carolyn Scott, Property Owner Request to change the designation of the board approved shelter care facility to a group home for 8 children (abused or neglected) ages 8 to 17.	3035 N. 10th St. 6th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 22, 2007. 	
7	26920 Special Use	Tasha Jenkins, Lessee Request to continue occupying a portion of the premise as a social service facility.	315 W. Court St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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>
8	26982 Special Use	Sivad Family Development Center Property Owner Request to continue occupy the premise as a day care center for 40 children infant to 12yrs of age, Monday-Friday 6:00 am-11:00 pm.	2300-10 W. Hopkins St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 	
9	26994 Special Use	Jacquelyn Larry, Property Owner 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 10:00 p.m. Monday - Saturday.	2804 N. 18th St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	27011 Special Use	Charles C. Washington, Property Owner Request to continue occupying the premises as a hand car wash.	801 W. Burleigh St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	26912 Dimensional Variance	Rev. Darryl Williams, Property Owner Request to erect a freestanding sign over the maximum allowed height and sign area.	1616 W. Atkinson Av. A/K/A 1636 W. Atkinson Av. 6th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the project is implemented in accordance with the plans submitted to the Board of Zoning Appeals on September 20, 2005 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code, and not glare on abutting properties or adjacent streets. 6. That these Variances are granted to run with the land. 	
12	26932 Special Use	Aliyah Abuwi, Lessee Request to occupy the premises as a day care center for 100 children (50 children per shift) infant to 12 yrs of age, Monday-Saturday 6:30 AM - 11:30 PM.	3735 N. 35th St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. 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>
13	26981 Special Use	Virginia F Pratt, Property Owner Request to continue occupying the premises as a 24 hrs. day care center for 24 children (8 per shift) infant to 12 yrs. of age, Monday - Friday.	4454 N. 52nd St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	
14	27019 Special Use	Francelle Roberson, Lessee Request to continue occupying the premise as a 24 hr. day care center for 26 children, infant to 12 yrs of age, Monday-Friday.	5301 W. Villard Av. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That all previous conditions of the Board regarding this property are complied with. 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>
15	26911 Use Variance	Choj Vang, Goldenlakes Properties, LLC;Property Owner Request to allow a parking lot to be located between the street facade of a principal building and a street lot line.	3606-10 W. National Av. A/K/A 3610 W. National Av. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 landscaping and screening is installed within 120 days of the paving of the parking lot weather permitting. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
16	26943 Special Use	Yulonda Rodriguez, Property Owner Request to occupy a portion of the premises (1st floor) as a day care center for 8 children infant to 12 yrs. of age, Monday - Friday 6:00 a.m. to 12:00 a.m. (petitioner lives in upper unit).	2132 S. Layton Bl. 8th 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>
17	26990 Dimensional Variance	Luis Guaman, Property Owner Request to construct a detached garage over the maximum allowed lot coverage.	1013 S. 25th St. 8th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
18	27006 Special Use	Marquette Concrete LLC, Lessee Request to erect a temporary concrete batch plant on the premises.	1901 W. Mt Vernon Av. A/K/A 1601 W Mt Vernon Av 8th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the special use is granted for a period of time ending with the completion of the Marquette Interchange Project. 5. That upon completion of the Marquette Interchange Project all materials stored on site must be removed. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	26961 Special Use	Gene R. & Helen J. Hughes, Lessee Request to continue occupying the premises as two adult family homes with 4 (developmentally disabled) clients residing in each unit. Action: Granted 3 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	10421 W. Donna Dr. A/K/A 10423 W. Donna Dr. 9th Dist.
20	26996 Dimensional Variance	Kristin Spears Koridek, Republic Western Insurance Company;Property Owner Request to construct an indoor storage facility (mini self storage units)without the minimum required glazing, required front setback, and without a primary entrance door on the front facade.	5651 W. Good Hope Rd. 9th 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>
21	27009 Special Use	La Tonya Johnson, Property Owner Request to continue occupying the premises as a 24 hrs. family day care home for 24 children (8 per shift) infant to 12 yrs. of age, Monday - Sunday.	2363 N. 54th St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 five (5) years, commencing with the date hereof. 	
22	26928 Special Use	Hi Tech Automotive, Thomas Schandel & Amanda Mathews; Lessee Request to occupy the premises as a motor vehicle repair facility.	4440 W. Forest Home Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be scheduled at the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	26964 Dimensional Variance	Luis Alfaro, Iglesia del Dios Vivo;Property Owner Request to continue occupying the premises as a religious assembly without the minimum required parking.	1316 S. Cesar E Chavez Dr. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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>
24	26973 Special Use	Anthony D'Acquisto (trustee), Kathleen D'Acquisto Irrevocable Trust;Property Owner	112 E. Mineral St. 12th Dist.
		Request to occupy the main floor of the premises as a second-hand store (antique gallery & retail).	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor displays of products or merchandise. 5. 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. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	26974 Special Use	Riaz M. Mian, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store.	1707 W. Rogers St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 9. That the petitioner implement and maintain landscaping and screening in a manner that meets the intent of city code. 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>
26	26987 Special Use	Timothy J. Olson, Property Owner Request to continue occupying the 2nd & 3rd floors of the premises as a rooming house (25 rooms and 1 one bedroom apartment/ 16 clients).	425 W. National Av. A/K/A 427 W National Av 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
27	27017 Dimensional Variance	Dorothy Ristic, Property Owner Request to continue occupying a portion of the second floor as a rooming house for 6 residents without the minimum required parking.	726 S. 6th St. A/K/A 534 W National Av 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	26927 Special Use	Diane Thompson, Lessee Request to continue occupying the premises as a group home for 6 children.	2634 N. 49th St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
29	26986 Special Use	Patricia Campbell, Prospective Buyer Request to continue occupying the premises as a day care center for 50 children infant to 12 yrs. of age, 6:00 a.m. to 12:00 a.m. Monday - Sunday.	4517-19 W. North Av. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 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 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>
30	27022 Special Use	Mother Jones ChildCare Academy Inc. Lessee	3630 W. Lisbon Av. 15th Dist.
		Request to continue occupying the premise as a day care facility for 100 children, 6wks-12yrs, from 6:00 am to 12:00 am Monday-Sunday.	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 5. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 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>
31	26916 Special Use	Hriam LLC., Eli Davis; Lessee Request to continue occupying the premise as a community living arrangement for 8 adults.	5363 N. 37th St. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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>
32	27007 Special Use	Jeffrey R. Brown, Property Owner Request to continue occupying the premises as an outdoor auto salvage yard.	4485 N. Green Bay Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the opaque fence along North Green Bay Ave be maintained in a manner that meets the intent of city code. 5. That the portion of the premises located south of the building not be used for outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris unless a landscape and screening plan for this portion of the site area that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits, and that landscaping and screening is installed within 90 days of the approval of the landscape plan weather permitting. 6. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 7. That all previous conditions are maintained. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	27018 Special Use	David & Toni Howard, Property Owner Request to continue occupying the premise as a community base residential facility for 6 adults (developmentally disabled).	5100 N. 42nd St. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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>
34	26980 Special Use	Great Lakes Quick Lube LP, Lessee Request to continue occupying the premises as a motor vehicle repair facility (quick oil lube).	7028 W. Capitol Dr. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all pennants and sandwich board signs are removed. 5. That there be no increase in freestanding signage, and any additional signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 8. That the petitioner shall maintain landscaping and screening in accordance with plans as approved by the Department of City Development. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	26975 Special Use	Great Lakes Quick Lube, LP, Lessee Request to continue occupying the premises as a motor vehicle repair facility (quick lube).	1700 E. North Av. A/K/A 1704 E North Av 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all pennants and sandwich board signs are removed. 5. That there be no increase in roof signage, and any additional signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That all repair work is conducted inside of the building. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	26999 Dimensional Variance	Cindy L. Oppe, Property Owner Request to construct an addition (three season room) to the existing single-family dwelling, that exceeds the maximum code allowed lot coverage and without the required combined side setbacks.	2712 E. Locust St. 3rd Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
37	26945 Special Use	Ceria M Travis Academy, Lessee Request to continue occupying a portion of the premises (1st floor) as a school (secondary) for 200 students 9th through 12th grade.	3020 W. Vliet St. 4th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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>
38	26977 Dimensional Variance	Dankwart Essbaum, Property Owner Request to occupy the premises as a rooming house for 8 tenants (students and/or professional persons) without the minimum required number of parking spaces (3 required).	1002 N. 22nd St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner submits a complete set of plans to the Milwaukee Development Center for the conversion, obtains all necessary permits and complies with current State commercial building code for R-1 occupancies. 5. That the petitioner complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use and this Variance are 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>
39	27002 Special Use	Forest Doolen, Metrobrook Church c/o Elmbrook Church; Lessee Request to occupy a portion of the premises as a general office.	1010 N. Van Buren St. A/K/A 1008 N Van Buren St 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
40	27008 Special Use	La Tonya Johnson, Lessee Request to continue occupying the premises as a 24hr day care center reducing the number of children from 65 to 50 per shift(150 total) infant to 12yrs of age and increase the number of days from Monday-Saturday to Monday-Sunday.	2639 W. Clybourn St. A/K/A 2631 W Clybourn 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 agenda.	
41	26061 Special Use	Jimmy & Iola McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 males.	4355 N. 27th St. 1st 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>
42	26060 Special Use	Jimmy McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 female clients.	4339 N. 27th St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
43	26930 Special Use	Hamilton & Hamilton Outreach Annette J. & Oliver L. Hamilton;Property Owner Request to occupy the premises as a community living arrangement for 5 residents (mentally ill/emotionally disturbed).	3645 N. 18th St. 6th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
44	26963 Special Use	Sharon Mays-Ferguson, Intercession, Inc.;Property Owner Request to combine the parcels and construct a multi-family (6.5 units)residential dwelling on the premises and occupy it as a transitional living facility for 10 individuals (teen mothers, 10 individuals total at any given time, this includes any combination of mothers and their children).	3276-86 N. 7th St. 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	27004 Special Use	Holy Miracle Church, Samuel Buchanan; Lessee Request to occupy the premises as a religious assembly.	3064 N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted 3 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 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. 295-05-5 of the Milwaukee Zoning Code. 6. That the front windows remain as clear glass and are maintained in an attractive manner. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly 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 three (3) years, commencing with the date hereof. 	
46	26962 Dimensional Variance	Patrick Wilber, Property Owner Request to convert the existing rooming house into a multi-family residential dwelling (4 units) without the minimum required lot area per dwelling unit.	2213 N. Holton St. 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	26976 Special Use	Paul Bachowski, Property Owner Request to continue occupying the premises as a car wash facility.	2225 N. 7th St. 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
48	26979 Dimensional Variance	Jeffrey Margenau, Property Owner Request to convert the existing rooming house into a multi-family residential dwelling (4 units) without the minimum required lot area per dwelling unit.	514 E. Garfield Av. 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
49	26983 Special Use	Rev. John A. Barton Sr, Prospective Buyer Request to occupy a portion of the premises as a religious assembly and social service facility.	2933-57 N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted 3 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. 295-605-5 of the Milwaukee Zoning Code. 5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	26908 Special Use	Brenda Pettis, Property Owner Request to occupy the premises as a group home for 5 children (developmentally disabled) ages 3 to 17.	4735 W. Fond Du Lac Av. 7th 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. 	
51	26985 Use Variance	Beverly & Joseph Malone, Property Owner Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 6:00 AM - Midnight.	4474 N. 38th St. 7th 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>
52	26868 Dimensional Variance	Walter J. Burks, Prospective Buyer Request to construct a single-family residential dwelling without the minimum front and rear setbacks.	4647 W. Scranton Pl. 7th 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 the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
53	26625 Use Variance	Adam Hampton, Lessee Request to occupy a portion of the premises as a general retail establishment (grocery store).	4201 W. Bonny Pl. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
54	26175 Special Use	The House of God, Property Owner Request to occupy the premises as a religious assembly hall.	4800-8 W. Fond Du Lac Av. 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>
55	26948 Special Use	SF&S Petroleum Inc., Prospective Buyer Request to occupy the premises as a motor vehicle filling station with a convenience store.	4235 W. Silver Spring Dr. 9th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
56	26816 Special Use	Beverly Jones & Woodrow Jones Property Owner Request to occupy the premises as a community based residential facility for 8 clients (handicapped & disabled).	2946 N. 57th St. 10th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
57	26969 Dimensional Variance	Wayne R. Keller, Property Owner Request to construct an addition to the existing single car garage converting it into a two-car garage without the minimum required side setback (only the rear portion of the garage addition requires the variance).	3351 S. 52nd St. 11th 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>
58	26931 Special Use	Raul Rosas, Lessee Request to occupy a portion of the premises as a second-hand store (furniture, appliances, and electronics).	1556 W. Lincoln Av. A/K/A 1550 W Lincoln Av 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled for the next available agenda.	
59	26942 Special Use	Daniel Mora, C & D Enterprises d/b/a Jalisco Auto Sales;Property Owner Request to combine the vacant parcels and construct a motor vehicle sales facility, repair facility, and body shop on the premises.	2001-05 S. 6th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available agenda.	
60	26965 Use Variance	Kathy Patten, Property Owner Request to occupy the premises as an animal boarding facility (personal pets, not a business).	2561 S. 15th Pl. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available hearing.	
61	26925 Special Use	Ziad Abdelhamid, Tender Care Child Care;Prospective Buyer Request to occupy the premises as a day care center for 45 children infant to 12 yrs of age, Monday - Friday 6:00 AM - 6:00 PM.	3821 S. Howell Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	26998 Dimensional Variance	James T. Ballman, Property Owner Request to construct an addition to the existing building and occupy a portion of the premises as a contractor's shop, without the minimum required glazing along the primary street facade, and garage doors facing the street without the minimum setback from the front facade of the main building mass.	4170 S. Howell Av. 13th 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 petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
63	26937 Use Variance	Modesta Otero, Ismael J. Rodriguez-Otero, Katayon Tabatabaei;Property Owner Request to allow parking within the front yard setback of the premises.	2234-36 S. 6th St. 14th Dist.
	Action:	Denied	
	Motion:	Donald Jackson 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>
64	26812 Special Use	Christina Roldan, Lessee Request to occupy the premises as a day care center for 40 children infant to 12yrs of age, Monday-Friday 6:00 AM - 6:00PM.	2922 S. 13th St. 14th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
65	26771 Special Use	Marilyn R. Betthausser, Property Owner Request to continue occupying the premises as a second-hand store.	2918 S. 13th St. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as transparent glass and are maintained in an attractive manner. 5. That there is no pawnshop associated with the premises. 6. That the applicant has no outdoor storage of products or merchandise. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That this Special Use is granted for a period of 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>
66	26838 Special Use	Antonia A. Vann, Asha Family Services, Inc.; Lessee Request to occupy the premises as a social service facility.	4738 W. Lisbon Av. A/K/A 4734 W Lisbon Av 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled for the next available agenda.	
67	26984 Special Use	Behavior Modifications, Inc & Christian Church of God, Inc.; Property Owner Request to occupy the 2nd floor of the premises as a group foster home for 5-8 boys 12yrs to 17yrs of age.	3803 W. Center St. A/K/A 3801 W Center St 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled for the next available agenda.	
68	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:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
69	26877 Use Variance	Thomas H. Wynn, Jr., Property Owner Request to occupy the premises as a contractor's yard.	5023 N. Green Bay Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	26950 Special Use	Pastor Folahau Ojo, Lessee Request to occupy a portion (unit 200) of the premises a religious assembly hall.	5401 N. 76th St. 2nd 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 parking lot is landscaped according to the landscape plan submitted to the Board of Zoning Appeals on May 30, 2003. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
71	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's, developmentally disabled,& mental illness).	7319 W. Hampton Av. A/K/A 7321 W Hampton Av 2nd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	26913 Dimensional Variance	Stephen & Frances Swigart, Property Owner Request to expand the driveway over the maximum allowed width and allow parking in the side street setback.	1529 E. Hartford Av. 3rd 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 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. 	
73	26640 Other	Randy Bryant, Property Owner Request to modify the Board approved plans for the second principal dwelling unit on the premises(reducing size).	2022-24 E. Lafayette Pl. 3rd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant 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>
74	26351 Special Use	Guest House, Inc., Property Owner Request to continue occupying the premises as a social service facility (homeless shelter).	1216 N. 13th St. A/K/A 1230 N. 13th 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
75	26529 Special Use	Mike Campbell Jr., Lessee Request to occupy the premises as a motor vehicle repair facility and body shop.	2330 W. Clybourn St. 4th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
76	26760 Dimensional Variance	Larry Lococo & Kathleen D'Acquisto Irrevocable Trust;Property Owner Request to continue occupying the premises as a parking lot without the minimum required landscaping.	417 E. Chicago St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant 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>
77	26851 Special Use	FB Properties Joint Venture & Towne Realty INC., Property Owner	746-52 N. Old World Third St. 4th Dist.
		Request to continue occupying the premises as a surface parking lot.	
	Action:	Granted 2 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 existing landscaping and screening is upgraded to meet the intent of city code section 295-405 for Type 'B' landscaping. A revised landscape plan that includes the addition of a decorative metal fence 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 additional landscaping and screening is installed within 180 days of the approval of the landscape plan weather permitting. 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>
78	26713 Special Use	FB Properties Joint Venture A Wisconsin General Partnership/Towne Realty Inc.;Property Owner Request to combine the parcels and expand the non-conforming surface parking lot.	215 W. Wells St. A/K/A 735 N 2nd 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 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 revised plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plans should include usage of permeable paving or other low storm water impact design techniques. 5. That a revised landscape and screening plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan should extend the planting area to include landscaping and screening along that portion of the West Wells St. frontage that is adjacent to the existing paved parking area. 6. That landscaping and screening is installed within 180 days of occupancy weather permitting. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
79	26784 Special Use	Ashraf Salamel, Lessee Request to occupy the premises as a fast-food/carry-out restaurant.	540 N. 27th St. 4th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
80	26890 Special Use	Idelle Williams & Phyllis Sterling Lessee Request to occupy a portion of the premises (1st floor) as a day care center for 50 children infant to 12 yrs. of age, 6:00 a.m. to 12:00 a.m. Monday thru Friday.	2627-31 W. State St. 4th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
81	26186 Special Use Denied	Heaven Sent Elderly Facility Property Owner Request to occupy the premises with four licensed adult family homes on site totaling 16 clients (ages 60-85).	4146 W. Martin Dr. 10th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny 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>
82	23409 Special Use	Lamar Advertising of Milwaukee, Lessee Request to raise the existing billboard on the premises by 20 feet.	1632 N. 12th St. A/K/A 1626 N. 12th St. 15th Dist.
	Action:	Dismissed 10 yrs.	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	The Variance to raise the billboard and additional 14 ft. was DENIED. The Special Use to permit the billboard to remain within 300 ft. of a residential district was APPROVED.	
		<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 six (6) months 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. 	
83	26849 Dimensional Variance	James & Suzanne Holton, Property Owner Request to divide the parcel and construct a single family dwelling with an access drive partially located on the adjoining lot.	2115 E. Lafayette Pl. A/K/A 2105 E Lafayette Pl 3rd 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>
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Other Business:

Board member Jackson moved to approve the minutes of the September 15, 2005 meeting. Seconded by Board member Doyle. Unanimously approved.

The Board set the next meeting for November 10, 2005.

Board member Szymanski moved to adjourn the meeting at 8:15 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board