

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – November 10, 2005
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley *(voting on items 1-65,67,72-98)*

Members: Henry P. Szymanski *(voting on items 1-76)*
Scott R. Winkler *(voting on items 1-61,63-98)*
Catherine M. Doyle *(excused)*
Donald Jackson *(voting on items 1-98)*

Alt. Board Members: Georgia M. Cameron *(voting on items 1-98)*
Leni M. Siker *(voting on items 62,66,68-71,77-98)*

START TIME: 2:10 p.m.

End Time: 8:28 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24335 Special Use	Patrina Echols, Lessee Request to occupy the premise as a community living arrangement for 8 children.	400-02 E. Meinecke Av. 6th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	26621 Use Variance	Brad Thurman, Property Owner Request to construct multi-family residential dwelling on the premises with 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:	This matter was adjourned by staff and will be rescheduled for the next available BOZA hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	26521 Special Use Dismissed	Robert E. White Sr., Lessee Request to occupy the premises as an elementary/secondary school.	4951 W. Fond Du Lac Av. A/K/A 4953 W. Fond Du Lac Ave. 7th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	26777 Special Use	Lado Esquivel, Lessee Request to continue occupying the premises as a religious assembly and social service facility.	2842-44 W. Forest Home Av. 8th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	27015 Special Use	David Abbil, Property Owner Request to occupy the premises as a community based residential facility for 20 residents (elderly).	8919 N. Michele St. 9th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	26623 Special Use	Betty J. Ross & Shawn Weaver, Lessee Request to occupy the premises as a 24 hr day care center for 100 children infant to 13 yrs of age, Monday-Sunday.	5100 W. Center St. A/K/A 5102 W Center St 10th 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>
7	26698 Special Use	Lakisha Nash, Lessee Request to occupy a portion of the premises as a school (elementary or secondary) for 50 children, k4 - 3rd grade.	6815 W. Capitol Dr. 10th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	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:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	26613 Use Variance	William Kaschner & Brian McGuinnis Lessee Request to occupy the premise as an indoor recreation facility (skateboarding and in-line skating).	241 W. Oklahoma Av. 14th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	26558 Special Use	House of David, Inc., Lessee Request to occupy the premises as a transitional living facility for 8 adult males.	2128-30 N. 39th St. 15th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	26610 Special Use	Suhas R. Pawar, Prospective Buyer Request to raze the existing structure and construct a motor vehicle filling station and convenience store.	3302 W. Center St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for an upcoming BOZA hearing.	
12	26165 Special Use	Susan Crockett, Lessee Request to occupy the premises as an adult family home for 4 elderly residents (advanced aged, dementia, Alzheimer, physically disabled, and terminally ill).	5267 N. 51st Bl. 2nd Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
13	27087 Special Use	New Beginnings Are Possible Inc. Prospective Buyer Request to continue occupying the premises as a social service facility (youth center).	3717 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of 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>
14	26433 Special Use	Childcare Solutions, Lessee Request to continue occupying the premises as a day care center for 20 children and increase the age from infant-18 Mo. to infant to 11 yrs of age and the hours of operation from 8:00 AM - 6:00 PM to 6:00 AM - 6:00 PM Monday-Friday.	4008-10 N. 42nd St. A/K/A 4122 W. Capitol Dr. 7th 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 August 3, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	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:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the structures 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 outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That a loading zone be obtained in front of the premises on North 35th Street. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. 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>
16	27086 Special Use	Marlon Currie, Lessee Request to occupy the premise as a 24 hr. day care center for 100 children per shift infant to 12yrs of age, Monday-Sunday.	3616 W. National Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
17	27053 Dimensional Variance	Ernesto Villarreal, Property Owner Request to convert an existing vacant lot into a heavy motor vehicle parking lot (maximum of 3 delivery trucks on site) without the code required landscaping.	3523 W. Burnham St. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner submit revised plans to the Board of Zoning Appeals for approval by the Zoning Administration Group prior to the issuance of any permits. The revised plans must restrict the parking of heavy motor vehicles to the southeast portion of the premises. 5. That there are no more than five (5) heavy motor vehicles parked on site. 6. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for heavy motor vehicle parking lots and complies with all zoning conditions and building code requirements prior to occupancy. 7. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof. 	

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18	27079 Special Use	Gary Mohn, Property Owner Request to occupy a portion of the premises as an adult day care center.	9225 N. 76th St. 9th 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 the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 25, 2013. 	
19	27030 Dimensional Variance	Mark Peterson Property Owner Request to construct a gazebo in the rear of the premises next to the existing detached garage over the maximum allowed lot coverage and without the minimum required north side setback (combined lot coverage of gazebo and existing garage).	115 N. 71st St. 10th 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. 	

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20	27043 Special Use	Southern Towers Inc., c/o SpectroSite Communications; Lessee Request to continue to occupy a portion of the premises as a telecommunication facility (131 ft. monopole transmission tower).	6400 W. Burleigh St. A/K/A 6402 W Burleigh St 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner replace the existing fence with a 9-foot high cedar fence. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
21	27046 Special Use	Makini Triplett, Property Owner Request to continue occupying the premises as a 24 hr family day care home for 8 children (per shift) infant to 12yrs of age, Monday-Sunday.	3119 N. 52nd St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	27077 Special Use	Quincy Lynk & Patrice McKinley Property Owner	2550 N. 58th St. 10th Dist.
		Request to continue occupying the premises as a 24hr family day care home for 8 children, 6wks-12yrs, Monday-Sunday.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	27078 Special Use	Adrienne Finch, Lessee Request to continue to occupying the premise as a day care center for 20 children infant to 12yrs, Monday-Friday 6:00am-10:00pm.	5315 W. Center St. A/K/A 5311 W Center St 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 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 must not be utilized before 9:00 A.M. or after 8:00 P.M 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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24	27037 Special Use	Yarelle Alvarez, Lessee Request to continue occupying the premises as a second-hand store (in conjunction with the indoor storage facility across the alley).	1116 W. Windlake Av. A/K/A 1114 W Windlake Av 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor displays of products or merchandise. 5. That the applicant has no exterior signs or banners except signs that have been installed in accordance with the requirements of a sign permit. 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>
25	27042 Special Use	Latisha Logan, Property Owner Request to occupy the premises as a day care center for 50 children (25 per shift) infant to 12 yrs of age Monday - Saturday 6:00 AM - Midnight.	2490 S. 10th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a loading zone is obtained in front of the premises to be used for dropping off and picking up children. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional 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 five (5) years, commencing with the date hereof. 	

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26	27065 Special Use	James L. Tietjen, Dept. of Health and Human Services; Lessee Request to continue occupying the premises as a social service facility (recovery, counseling). Action: Granted 5 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 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.	1201 W. Historic Mitchell St. 12th Dist.
27	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: Dismissed Motion: Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
28	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 has been adjourned at the request of an interested party and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	27039 Use Variance	Yarellie Alvarez, Lessee Request to continue occupying the premises as an indoor storage facility (used for the storage of appliances in conjunction with the second-hand store across the alley).	1122 W. Becher St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant removes the exterior security gate from the door. 5. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	
30	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).	2423 W. Abbott Av. 13th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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31	27020 Use Variance	Francisco Hernandez, Property Owner Request to allow parking in the front yard of premises.	2567 S. Howell Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
32	27051 Special Use	SIEMAG Inc., Lessee Request to occupy a portion of the premises as a general office.	2969 S. Chase Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was held by the Board and will be rescheduled for the next available hearing.	
33	27074 Use Variance	Gary Szymanski & Greg White, Lessee Request to occupy a portion of the premises as a specialty/personal instruction school (motorcycle safety training range).	1911 S. Allis St. A/K/A 1982 S Hilbet St 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

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34	27054 Special Use	Shawntay Cook, Lessee 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 - Sunday. Action: Granted 5 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	1921 N. 27th St. 15th Dist.
		Conditions of Approval: <ul 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 there be 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. 	
35	27060 Special Use	Spiritual Israel Church And It's Army Property Owner Request to continue occupying a portion of the premises as a religious assembly. Action: Granted 5 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2415 W. Fond Du Lac Av. 15th Dist.
		Conditions of Approval: <ul 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.295-605 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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36	26513 Special Use	James E. Mack, Property Owner Request to continue occupying the premises as a contractor's yard for a heating and refrigeration business with ancillary sales of used refrigerators.	2491 W. Fond Du Lac Av. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the intent of the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That there is no outdoor storage of supplies, parts, or other junk and debris. 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>
37	27072 Special Use	Columbia Savings and Loan Association Property Owner Request to combine the parcels and raze the existing structures to construct a financial institution (bank) with a drive through facility without the minimum required queue lane.	2024 W. Fond Du Lac Av. A/K/A 2006 W Fond Du Lac Av 15th Dist.
	Action:	Granted 20 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That revised sign plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically, the sign plan should include a sign on the building at the corner of West Fond Du Lac Avenue and West North Avenue. 5. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof. 	
38	27062 Special Use	Children's Choice, Property Owner Request to amend the hours of operation from 6:00 a.m. - 5:30 p.m. to 5:30 a.m. - 12:00 a.m. Monday - Friday, and continue occupying the premises as a day care center for 50 children infant to 12 yrs. of age.	4075 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 the outdoor play area is not utilized after 8:00 P.M. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on January 26, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	27064 Special Use	Cassandra Holley, Enterprise Inc., Dreamland Child Care; Lessee	6205 N. Teutonia Av. A/K/A 6201 N Teutonia Av 1st Dist.
		Request to amend the hours of operation from 6:00 a.m. - 6:30 p.m. to 6:00 a.m. - 1:00 a.m. Monday - Friday, and continue occupying a portion of the premises as a day care center for 220 children infant to 12 yrs. of age.	
	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 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 time commencing with the date hereof and expiring on May 14, 2013. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	27067 Special Use	Community Learning Academy Marvin T. Weaver;Other	5020 W. Hampton Av. A/K/A 5030 W Hampton Av 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	25245 Special Use	Curtis Nealey, Lessee Request to continue to occupy the premises as a car wash and motor vehicle repair facility (tire repair).	4325 N. Green Bay Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That landscaping and screening is implemented and maintained according to the landscape plan approved on May 1, 1998. 7. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That all work is conducted inside the building 9. That all car wash activity is conducted inside of the building. 10. That all wastewater is contained on site. 11. 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. 12. 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>
42	27035 Use Variance	Lucretia Hightower, Property Owner Request to continue occupying a portion of the premise as a day care center for 40 children infant to 12 yrs of age, Monday - Friday 6:00a.m. - Midnight.	5457 N. 91st St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no more than twenty (20) children be on the site after 5:30 p.m. 5. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 6. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 7. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	
43	27038 Special Use	Creative Community Living Services, Inc., Property Owner Request to continue occupying the premises as a community based residential facility for 6 individuals (developmentally disabled).	4041 N. 72nd St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of 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	27058 Special Use	James E. Thompson, Lessee Request to occupy the premises as fast-food/carryout restaurant with a drive through facility.	5216 W. Capitol Dr. A/K/A 5202 W Capitol Dr 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage plans which meet the sign standards of s.295-605 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 8. That a revised landscape plan that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The revised landscape plan must provide additional trees and shrubs along the W. Capitol Dr, N. 52nd St. and N. 53rd St. frontages. 9. That the applicant removes the abandoned free standing sign at the property or obtains a permit to reface the sign. 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>
45	27076 Dimensional Variance	John H. Sleva, Property Owner Request to construct a detached garage in excess of the permitted area for garages with sidewall heights that exceed what is allowed by code as well.	8600 W. Kaul Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
46	27094 Special Use	Institute of Divine Metaphysical Research Lessee Request to occupy a portion of the premises as a religious assembly facility (bible school).	2266 N. Prospect Av. 3rd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 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>
47	27014 Dimensional Variance	Dennis J. Rehberg, Property Owner Request to comply the previous conditions of case No. 25425 and modify the Board approved plans to construct a 3 unit multi-family residential dwelling on the premises without the required setbacks.	2800 N. Pierce St. 3rd 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 the project is developed in accordance to the plans as approved by the Zoning Administration Group on June 17, 2005. 5. That these Variances are granted to run with the land. 	
48	27098 Special Use	Foster Youth Independence Center of Milwaukee, Inc, Lessee Request to occupy the premises as a youth social service facility.	604 E. Center St. A/K/A 600 E Center St 3rd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	27052 Special Use	Leonard J. Sobczak, Property Owner Request to continue occupying the premises as a general office (real estate sales & management).	3287 N. Oakland Av. A/K/A 3285 N Oakland Av 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
50	27069 Dimensional Variance	Peter & Wendy Slocum, Property Owner Request to raze the existing detached garage and construct an attached garage that exceeds the maximum allowable lot coverage (lot coverage includes home & garage).	2429 E. Wyoming Pl. 3rd Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	27082 Dimensional Variance	H.A.C.M., Property Owner Request to divide the lot and construct a single family residential dwelling that is over the maximum average front setback allowed by code.	2482 W. Vliet St. 4th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	27071 Special Use	Toon City, Inc., c/o Wendy Slocum;Property Owner Request to continue occupying the premises as a parking lot. Action: Granted 2 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	632-36 N. Water St. 4th Dist.
	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 two (2) years, commencing with the date hereof. 	
53	27048 Special Use	Joseph & Shirley Dallas, Property Owner Request to continue occupying a portion the premises as a day care center increasing the number of children from 15 to 25 infant to 12yrs of age, Monday-Friday 7:00 AM- 6:00 PM. Action: Granted 5 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	8731 W. Burleigh St. 5th Dist.
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	27001 Special Use	Dennis Kaul, Kaul Oil Company;Property Owner	11131 W. Hampton Av. 5th Dist.
		Request to raze the existing structure and construct a motor vehicle filling station and convenience store with an access drive over the maximum allowed width.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That revised 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 6. That 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 the applicant does not have outdoor storage or display of products or merchandise. 8. 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. 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>
55	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:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That the petitioner obtains a loading zone in front of the premises. 9. 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. 10. 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>
56	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 at the next available hearing.	
57	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 at the next available hearing.	
58	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:	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>
59	26894 Special Use	Phyllis Weakley, Property Owner Request to occupy the premises as a family day care home for 8 children, infant to 12 yrs. of age, operating Sunday - Saturday, 6 a.m. - midnight.	3025-27 N. 18th St. 6th 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 play area is not utilized before 9 a.m. or 8 p.m. 5. That the facility have no signage associated with this use. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
60	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:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of 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>
61	26962 Dimensional Variance	Patrick Wilber, Property Owner Request to convert the existing rooming house into a multi-family residential dwelling (3 units) without the minimum required lot area per dwelling unit.	2213 N. Holton St. 6th 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. 	
62	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:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 0 Nays, 2 Abstained.	
63	26979 Dimensional Variance	Jeffrey Margenau, Property Owner Request to convert the existing rooming house into a multi-family residential dwelling 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	26889 Dimensional Variance	Valerie Cross & Gary Williamson Property Owner Request to allow a paved driveway to be utilized for parking in the front yard setback.	4273 N. 42nd St. 7th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
65	26874 Special Use	St. Peter M.B. Church, Property Owner Request to continue occupying the premises as a religious assembly (new congregation).	3057 N. 35th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there shall be no trespassing onto neighboring premises by persons associated with or attending the various functions of the church. 5. That there be no parking of vehicles in the alley behind the premises. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	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:	Granted 2 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 no outdoor rummage sales, outdoor storage of products or merchandise or other outdoor displays. 5. That the pylon sign be removed if it is not utilized within 120 days of the approval of this special use permit. 6. That all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That landscaping is implemented in accordance with the landscape plan approved by DCD on September 1, 2005 within 120 days of the approval of this special use permit weather permitting. 8. 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. 9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
67	26589 Special Use	Brian McDowell Sr., Property Owner Request to occupy the premises as group home for 8 adolescent males (12-18 yrs. of age).	3301-03 N. 38th St. 7th 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>
68	26740 Dimensional Variance	Catalina Castillo, Property Owner Request to allow a garage in the front setback of the premises.	1003 S. 33rd St. 8th Dist.
	Action:	Granted	
	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 petitioner build in accordance with plans submitted. 4. That revised plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration group prior to the issuance of any permits within 60 days of the date hereof. The revised plans must include the placement of a window on the garage's front façade. The window must measure a minimum of four (4) feet high and two (2) feet wide, and must use clear glass. 5. That the applicant obtains a building permit for the garage and complies with current building code requirements for accessory structures. 6. 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>
69	26853 Use Variance	Narongsak Sanguansap, Property Owner Request to occupy the premises as a second-hand store.	2239 W. Orchard St. 8th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski 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 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. Specifically, wall signage must be limited to a maximum of 18 square feet. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the applicant has no exterior signs or banners except those installed in accordance with the conditions of approval on a sign permit. 7. That the applicant has no exterior displays of products or merchandise. 8. That no merchandise be placed outside of the building. 9. That this Variance is granted for a period of one (1) year, commencing with the date hereof. 	
70	27047 Special Use	Chengyi Lee, Property Owner Request to occupy the premises as a day care center for 48 children infant to 12 yrs of age, Monday - Friday 6:00 AM - 10:00 PM.	3327 W. National Av. 8th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson 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>
71	26978 Dimensional Variance	Abdel Naser Al-Hasan, Prospective Buyer Request to allow a wall sign that is over the maximum allowed sign area on the premises.	2632 W. Greenfield Av. A/K/A 2634 W Greenfield Av 8th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to grant adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
72	27023 Use Variance	Leonard F. Dziuble & Donald R. Fnitz Property Owner Request to occupy the premises as a transitional living facility for 8 adult individuals.	7229 W. Brentwood Av. A/K/A 7231 W Brentwood Av 9th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	27061 Special Use	Christian Faith Fellowship Church Property Owner	7210 N. 76th St. A/K/A 7240 N 76th St 9th Dist.
		Request to construct an addition (gym) to the existing structure and occupy the entire premises as a community center and secondary school (high school).	
	Action:	Granted 15 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage plans which meet the sign standards of s.295-605-5 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 glazing plans which meet the standards of s.295-605-2 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. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 7. That these Special Use permits are 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>
74	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:	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 the petitioner work with the Zoning Administration group on a revised landscape plan that provides additional plant materials along the W. Good Hope Rd frontage and provides a buffer to the south-abutting residential district that meets the intent of S. 295-805-4-d of the Milwaukee Code of Ordinances. The revised plan must be submitted to the Board of Zoning Appeals within 60 days of the date hereof, and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That these Variances are granted to run with the land. 	
75	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:	Scott Winkler moved to adjourn the 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>
76	26944 Use Variance	Badger Holdings LLC., Prospective Buyer Request to occupy the premises as a motor vehicle sales facility without the required flood proofing standards.	5401 W. State St. 10th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
77	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:	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>
78	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:	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 no disabled or unlicensed vehicles or parts are stored outside. 5. That all repair work is conducted inside of the building. 6. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
79	26903 Dimensional Variance	Houlihan's, Tom; Other Request to erect a second freestanding sign (on the same street frontage as an existing freestanding sign) on the premises.	6331 S. 13th St. 13th 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>
80	27085 Dimensional Variance	Patricia R & Thomas J. Uttke dba Rudy Uttke & Sons;Property Owner	4209 S. Howell Av. 13th Dist.
		Request to erect a wall sign over the maximum allowed display area on the premises.	
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
81	26855 Special Use	Sharon Shell, Lessee	3149 S. Howell Av. 14th Dist.
		Request to occupy the premises as a second-hand store.	
	Action:	Granted 2 yrs.	
	Motion:	Leni Siker moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That the applicant has no exterior signs or banners except those that have been installed in accordance with the conditions of approval on a sign permit. 6. That the applicant has no outdoor display of products or merchandise. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
82	26888 Use Variance	George Gant, Property Owner Request to occupy the premises as an indoor storage facility.	1823 N. 19th La. 15th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
83	27041 Special Use	Eddie Mae Martin, Property Owner Request to occupy the premises as a transitional living facility for 8 individuals (recovery drug/alcohol individuals).	1839 N. 31st St. 15th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
84	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:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for Residential Type 4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That the facility have a maximum of three clients on site. 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>
85	26602 Special Use	Russell W. Stamper II, Property Owner Request to occupy the premises as a group home for 7 young men 13yr to 17yrs of age (at risk youth, temporary placement through Milwaukee County Juvenile court System).	2634 W. Medford Av. 15th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
86	26871 Dimensional Variance	Young R. Cho, Lessee Request to erect a wall sign (south elevation) over the maximum allowed sign area.	4055 N. Teutonia Av. 1st Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
87	26997 Special Use	Mary Ann Dawson, Lessee Request to occupy the premises as a 24 hrs. day care center for a maximum of 75 children infant to 12 yrs. of age, Monday - Friday.	2825 W. Atkinson Av. 1st 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>
88	26704 Special Use	Eddie Mae Martin, Property Owner Request to occupy the premises as an elementary school for 50 children ranging in age from 3 to 6 years (will replace existing day care center on site).	4502 N. Teutonia Av. 1st Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage conforms to the requirements 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. 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 December 6, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
89	26972 Dimensional Variance	New Greater Love Baptist Church, Lessee Request to continue occupying the premises as a religious assembly without the minimum required parking.	6619 W. Capitol Dr. A/K/A 6617 W Capitol Dr 2nd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the windows along the building's front facade remain as transparent glass and are maintained in an attractive manner. 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 and this Variance are granted for a period of time commencing with the date hereof and expiring on June 10, 2007. 	
90	26959 Use Variance	William & Hazel L. Lockett, Lucinda Saxton, Prospective Buyer Request to convert the existing structure (veterinarian clinic) into a single-family residential dwelling.	8758 W. Fond Du Lac Av. 2nd Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Leni Siker.	
	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>
91	26899 Appeal of an Order	Tom and Nancy Nebel, Property Owner Request to appeal an ordered issued by the Department of Neighborhood Services determining that the premises does not have the proper perimeter landscaping and edge treatments according to sec. 295-405.	5956 N. 91st St. A/K/A 6000 N 91st St 2nd Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to uphold the order.	Seconded by Scott Winkler.
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
92	26917 Special Use	Austin Hill, Property Owner Request to occupy the premises as a transitional living facility for 8 clients and one live in counselor (recovering drug and alcohol abusers).	2658 N. Bremen St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
93	26954 Use Variance	Gerry Scharnek, J&G Foods, INC.;Lessee Request to occupy the premises as an outdoor storage facility and allow a fence that is over the maximum allowed height.	1620 N. Water St. 3rd 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>
94	26901 Special Use	Howard D. Dettmann, Lessee Request to occupy the premises as a motor vehicle repair facility (tune-ups/basic repairs, body work, car alarms, stereo installation, no full auto body painting.).	8332 W. Lisbon Av. 5th 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 landscaping and screening must be maintained to meet the plan approved by the Department of City Development on April 16, 1993. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That all repair work is conducted inside of the building. 7. That any testing of audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification 8. That the special use is granted for a period of one (1) year. 9. That all vehicular access from the premises to the residential alley to the rear of the site be eliminated by some form of permanent physical barrier. 10. That the applicant does not install or test equipment outside the premises. 11. That the applicant requires the garage doors be closed during testing of stereo equipment and car alarms. 12. That the applicant posts a sign in parking lot that informs customers that the installation or testing of equipment in the parking lot is not permitted. 13. That all conditions of Alderman Bohl, outlined in a letter dated November 3, 2005, be adhered to. 14. 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>
95	27033 Dimensional Variance	Fabco Cat, Tom Suetnicka;Property Owner Request to erect a wall sign that is over the maximum allowed sign area and 2 freestanding signs on the premises that are over the maximum number of signs per site, maximum height of a freestanding sign, and maximum display area.	11200 W. Silver Spring Rd. 5th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
96	27116 Dimensional Variance	Scott Krawn, Property Owner Request to replace an existing sign with a new sign for the existing tavern that is over the maximum height and sign area permitted by code.	11400 W. Silver Spring Rd. 5th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
97	26583 Special Use	Michelle & Joseph Deutsch, Property Owner Request to occupy the premises as a tavern and sit-down restaurant.	830-32 E. Meinecke Av. 3rd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 0 Nays, 2 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
98	25292 Special Use	Omar Barkhadle, Property Owner Request to continue occupying the premises as a motor vehicle repair and second hand sales facility retail(used vehicle parts).	2715 W. Clybourn St. A/K/A 2717 W. Clybourn St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all repair work is conducted inside of the building. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That no parking of vehicles is to occur in the alley 7. That no long term storage of vehicles is to occur in the street. 8. That no body bumping or painting is to occur on site. 9. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 10. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 11. That the Department of Neighborhood Services conduct several inspections during the one-year approval term to verify compliance with all conditions of approval. 12. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

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

Board member Jackson moved to approve the minutes of the October 6,2005 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for December 8, 2005.

Board member Winkler moved to adjourn the meeting at 8:28 p.m.. Seconded by Board member Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board