

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – December 8, 2005
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-53,55-64,72-77,79-102*)

Members: Henry P. Szymanski (*voting on items 1-104*)
Scott R. Winkler (*voting on items 1-104*)
Catherine M. Doyle (*voting on items 1-71,76-101,103,104*)
Donald Jackson (*voting on items 1-104*)

Alt. Board Members: Georgia M. Cameron (*voting on items 54,64-75,78,102-104*)
Leni M. Siker (*absent*)

START TIME: 4:14 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	27075 Use Variance	All Saints Catholic Parish Lessee Request to occupy the premises as a transitional living facility for 12 individuals (women referred from the Division of Correction leaving prison).	3426 N. 38th St. 7th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
2	26793 Special Use	Rafael Lopez Property Owner Request to occupy the premises as a motor vehicle sales facility.	2934 W. Burnham St. 8th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	26794 Special Use	Rafael Lopez, Property Owner Request to occupy the premises as a motor vehicle sales facility (display lot for the proposed motor vehicle sales facility at 2934 W. Burnham St.).	2911 W. Burnham St. A/K/A 2917 W Burnham St 8th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	25352 Special Use	John Andrews, Milwaukee Front Row Restaurant Joint Venture, LLC; Lessee Request to construct a sign on the premises that is not attached to a flat opaque wall surface (on top of glass).	201 S. 46th St. A/K/A Miller Park, 301 S. 44th St. 10th Dist.
	Action:	Adjourn	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
5	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:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	26770 Special Use	Michael S. Briscoe, Oklahoma Center LLC;Property Owner Request to raze the existing structure and construct a drive thru facility for the permitted fast food/carry-out restaurant, located in the newly proposed mix-used building on site.	1304 W. Oklahoma Av. A/K/A 3079 S. 13th St. 14th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal.	Seconded by Henry Szymanski.
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	26594 Special Use	Toron Brown, Property Owner Request to occupy the premises as a group home for 8 adolescent males.	2630 N. 14th St. 15th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal.	Seconded by Henry Szymanski.
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	26471 Use Variance	Ted McNamara, FJA Christiansen Roofing;Property Owner Request to deviate from the opaque fence required by code and erect a 7 ft. decorative metal fence on the premises.	2101 W. Purdue St. 1st Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal.	Seconded by Henry Szymanski.
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	26839 Appeal of an Order	Reuben M. Katz & Marcia M. Katz Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining that the landscaping/ screening provided on site does not meet the zoning code requirements (stockpiles are in excess of what code allows given amount of screening/ landscaping on site).	9000 W. Fond Du Lac Av. 2nd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	27115 Special Use	Tamara Smith, Property Owner Request to construct a second principal building on the premises (proposed garage).	1918 N. 2nd St. 6th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss this appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	27066 Special Use	Mary Phillips, Property Owner Request to occupy the premises as a day care center for 100 children (50 per shift) infant to 12 yrs. of age, Monday - Friday 6:00 a.m. - Midnight.	2431 W. Hopkins St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the district 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>
12	27126 Special Use	Rhonda L. Miller, Property Owner Request to continue occupying the premises as an adult family home for 4 residents. Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 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.	2735 N. 46th St. 7th Dist.
13	27151 Special Use	Mike Hamdan Capitol Foods;Property Owner Request to raze the existing structure and construct a general retail establishment (grocery/convenience store) with parking between the street facade of the principal building and street lot line with a side street setback over what is permitted by code. 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: 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 the petitioner submits revised plans locating the entrance closer to the street, thus eliminating the need for a variance. 6. That this Special Use and this Variance are granted for to run with the land, commencing with the date hereof.	2483 W. Capitol Dr. A/K/A 2477 W Capitol Dr 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	27176 Special Use	Sherita White, Lessee Request to continue occupying the premises as a 24hr family day care home for 8 children per shift (24 total), Monday - Friday.	3901 N. 26th St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 	
15	27179 Special Use	Carrie Jackson, Prospective Buyer Request to increase the number of children and hours of operation of the existing day care center from 27 children to 49 children infant to 12yrs of age, and hours from 6:00AM - 10:00PM to 6:00AM - 11:30PM Monday-Friday.	4434 W. Capitol Dr. 7th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a new certificate of occupancy for institutional and educational occupancies to verify the building meets the current building code requirements for the increased capacity. 5. 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>
16	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 - Sunday. Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	4454 N. 52nd St. 7th 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 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 three (3) years, commencing with the date hereof. 	
17	27095 Special Use	Lao Family Community, Inc., Property Owner Request to continue occupying the premises as a social service facility. Action: Granted 10 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2331 W. Vieau Pl. 8th 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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18	27134 Special Use	Platinum Motors LLC., Rigoberto Arteaga; Prospective Buyer Request to occupy the premises as a motor vehicle repair facility and body shop.	3822 W. National Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
19	27152 Dimensional Variance	Heritage Development Of WI, LLC. Other Request to erect a ground sign on the premises that is located at the entrance of the residential subdivision.	8410 N. Granville Rd. A/K/A 8410 N 102nd Ct 9th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
20	27153 Dimensional Variance	Heritage Development Of WI, LLC. Other Request to erect a ground sign on the premises that is located at the entrance of the residential subdivision.	8462 N. Granville Rd. A/K/A 8463 N 103rd St 9th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	27099 Special Use	Zelda T. Jackson, Lessee Request to continue occupying the premises a 24 hrs. family day care home for 8 children infant to 12 yrs. of age, Monday - Sunday.	2969 N. 59th St. 10th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
22	27102 Special Use	Doc's Jewelry & Loan, Inc., Property Owner Request to continue occupy the premises as a second-hand store (used merchandise sales).	5431 W. Lisbon Av. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows are maintained in a neat and orderly manner. 5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the applicant does not display any signs or banners except those that have been approved and installed in conjunction with a sign permit. 7. That the applicant has no exterior displays of products or merchandise. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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23	27105 Special Use	Lisbon Loans & Finance Company Property Owner Request to continue occupying the premises as a second-hand store (pawn shop).	5423 W. Lisbon Av. A/K/A 5421 W Lisbon Av 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows are maintained in a neat and orderly manner. 5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the applicant contact Ms. Dawn Schmidt of DPW at (414) 286-2454 in order to obtain any special privileges required for all encroachments into the public right-of-way. 7. That the applicant does not display any signs or banners except those that have been approved and installed in conjunction with a sign permit. 8. That the applicant has no exterior displays of products or merchandise. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
24	27129 Special Use	Henry & Rose Mallett, Other Request to continue occupying the premises as a motor vehicle repair facility.	5004 W. Center St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by 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>
25	27133 Special Use	Brenda Pittman, Lessee Request to continue occupying a portion of the premises as a day care center increasing the number of children from 28 to 49 children per shift infant to 13yrs of age, and increasing the hours of operation from 8:00 AM - 5:00 PM to 7:00 AM - Midnight Monday - Friday, and 6:00 AM - 5:00 PM Saturdays.	7135 W. Lisbon Av. A/K/A 7127 W Lisbon Av 10th 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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That the applicant obtains a loading zone on West Lisbon Avenue in front of the premises. 6. That the applicant obtains a new certificate of occupancy to verify the building complies with all building code requirements for the increased capacity. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
26	27144 Special Use	Sandra White, Lessee Request to occupy the premises as a day care center for 8 children infant to 2 yrs of age, Monday-Friday 6:00 AM - 7:00PM, Saturday 9:00 AM - 5:00 PM.	1403 N. 52nd St. A/K/A 1405 N 52nd St 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available agenda.	

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27	27045 Special Use	Melvin Torres, Lessee Request to continue occupying the premises as a body shop and car wash(detail shop). Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 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. 	155 S. Barclay St. 12th Dist.
28	27097 Special Use	Saleh Bazzar, Property Owner Request to continue occupying the premises as a general retail establishment (grocery store). Action: Adjourned Motion: This matter has been adjourned at the request of an interested party and will be rescheduled for the next available agenda.	2000 S. 14th St. 12th Dist.

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29	27124 Use Variance	Edgerton Contractors, Inc., Lessee Request to occupy the premises for the processing or recycling of mined materials (concrete/asphalt).	501 W. Canal St. A/K/A 515 W Canal St 12th 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 petitioner installs and maintains all erosion control measures that are indicated on the site plan and any additional measures as required to maintain the site in an erosion free condition. 5. That this Variance is granted for a period of two (2) years, commencing with the date hereof. 	
30	27100 Special Use	Garrett W. McIntoshm, c/o Scrub-A-Dub;Property Owner Request to construct an employee parking area (rear portion of 6215 S Howell Av) for the adjacent car wash and motor vehicle repair facility.	6215 S. Howell Av. A/K/A 6221 S Howell Av 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	

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31	27106 Special Use	Russell Wilson, Reliable Transportation Specialists, LLC.;Property Owner	3946 S. 13th St. 13th Dist.
		Request to raze the existing dwelling and construct a motor vehicle repair and sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That revised landscaping and screening plans for the proposed raised planter boxes must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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32	27110 Special Use	Milwaukee Health Service Systems II Lessee Request to continue occupying the premises as a medical service facility (medical outpatient clinic specializing in substance abuse, as well as providing counseling and mental health therapy).	4800 S. 10th St. 13th 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 personnel. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
33	27168 Special Use	Margaret E. Flynn, Eddie's Auto Sales, Inc.; Lessee Request to add motor vehicle sales to the existing vehicle repair facility.	3477 S. 16th St. A/K/A 3471 S 16th St 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	27125 Dimensional Variance	Joseph Camillo Jr., Property Owner Request to erect a fence in the side yard that is over the maximum allowed fence height.	3353 S. Pine Av. 14th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That 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>
35	26922 Special Use	Kuddle Kare DayKare, Maria & Anthony Collins;Lessee	3826 W. Lisbon Av. 15th Dist.
		Request to occupy the premises as a day care center for 12 children infant to 12 yrs of age, Monday-Friday 6:00 AM - Midnight.	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows are restored to 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 play area fence along West Lisbon Avenue must be of a decorative metal type, not chain link. 8. 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. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	27109 Special Use	Unity Gospel House of Prayer, Marlon Lock;Property Owner Request to occupy the premises as a principal parking lot for the adjacent religious assembly hall.	1220 W. Fond Du Lac Av. A/K/A 1226 W Fond Du Lac Av 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the existing driveway on West Fond Du Lac Avenue be restored to curb and gutter by the applicant. 5. That the proposed parking lot entrance be located on the alley north of the site. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 10, 2013. 	
37	27118 Special Use	Danario Kilgore, Lessee Request to continue occupying the premises as a car wash.	1721 N. 24th St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That the applicant has no exterior signs or banners except those approved and installed in conjunction with a sign permit. 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>
38	27121 Special Use	LaRhonda Brewster, Property Owner Request to occupy the lower portion of the premises as a day care center for 8 children per shift infant to 12yrs of age, 6:00 AM - Midnight Monday-Friday.	1523 W. Hadley St. A/K/A 1525 W Hadley St 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
39	27146 Special Use	Jo's Day Care Academy, Property Owner Request to increase the hours of the existing day care center from 7:00 a.m. - 6:00 p.m to 24hrs Monday-Friday, for 140 children infant to 12 yrs of age.	4801-13 W. North Av. 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 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 time commencing with the date hereof and expiring on October 10, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	27165 Special Use	Next Door Foundation, Sharon F. Schulz;Property Owner Request to combine the parcels and occupy the premises as a principal parking lot.	2917 W. Wright St. A/K/A 2919 W Wright St 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That revised landscape plans meeting the intent of city code section 295-405 for Type 'B' landscaping are submitted to the Board of Zoning Appeals within 60 days of the approval of the special use, and that the revised landscape plan is approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	27167 Special Use	Martha Roberts, Property Owner Request to occupy a portion of the existing religious assembly hall as a 24hr day care center for 20 children per shift infant to 12yrs of age, Monday - Friday.	5015 W. Center St. A/K/A 5017 W Center St 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<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 of the parking area must meet the requirements of s.295-405 of the Milwaukee Zoning Code. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 8. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 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 time commencing with the date hereof and expiring on September 30, 2007. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	26769 Special Use	Joe Flippin, Property Owner Request to occupy the premises as a religious assembly.	1811 W. Center St. A/K/A 1801 W. Center St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping is maintained in a manner that meets the intent of city code. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
43	27148 Special Use	Murice Johnson, Lessee Request to continue occupying the premises as a 24 hrs. family day care home for 8 children infant to 13 yrs. of age, Monday - Sunday.	4234 N. 26th St. 1st 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 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>
44	27089 Special Use	Joann Harris, Property Owner Request to continue occupying the premises as a transitional living facility for 8 clients.	7806 W. Hampton Av. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	27120 Special Use	Venice Birmingham, Lessee Request to continue occupying the premises as a day care center for 20 children increasing the age range from infant-5 yrs to infant to 12yrs of age, Monday-Friday 6:00AM-Midnight.	7412 W. Villard Av. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 five (5) years, commencing with the date hereof. 	
46	27135 Special Use	Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner Request to continue to occupy the premise as a fast-food/carryout restaurant with a drive through facility.	6223 W. Capitol Dr. A/K/A 3972 N 63rd St 2nd 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>
47	27139 Special Use	Chin Corp Of WI., d/b/a Wongs Wok;Lessee	7424 W. Appleton Av. 2nd Dist.
		Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. 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. 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 8. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 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>
48	27175 Special Use	Dana McDonell, Lessee Request to occupy the premises as a motor vehicle repair facility.	7219 W. Fond Du Lac Av. 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 Type A 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. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 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 two (2) years, commencing with the date hereof. 	
49	27080 Special Use	William Weslow, Lessee Request to occupy the premises as a motor vehicle sales and repair facility (scooter dealership 7 service center).	1652 N. Water St. 3rd 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>
50	27123 Dimensional Variance	Farwell-Cramer, LLC., Lynn Quirk;Property Owner Request to continue occupying the premises as a multi-family (3-unit) residential dwelling without the minimum required lot area and without the minimum required north and south side setbacks.	2710 N. Farwell Av. A/K/A 2712 N Farwell Av 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	
51	27163 Dimensional Variance	Church in the City Assembly of God Property Owner Request to continue occupying the 1st floor of the premises as a religious assembly without the minimum required parking.	2648 N. Hackett Av. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	27084 Use Variance	Faisal Eshai, Property Owner Request to continue occupying the premise as a motor vehicle filling station with a convenience store Monday-Sunday increasing the hours from 6:00 a.m. - 10:00 p.m. to 6:00 a.m. - Midnight.	2502 W. Wisconsin Av. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That 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 item deemed to be drug paraphernalia not be sold on the premises. 6. 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. 7. That landscaping and screening is maintained in a manner that meets the intent of city code. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	27157 Dimensional Variance	State Of Wisconsin Dept. Of Transportation, Attn: Ron Adams;Property Owner	433 W. St Paul Av. A/K/A 314 N 8th St 4th Dist.
		Request to occupy a portion of premises for both the parking of heavy motor vehicles (bus terminal) and accessory light motor vehicles without the code required landscaping.	
	Action:	Granted 20 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 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. 5. That this Special Use and this Variance are granted for a period of twenty (20) 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	27160 Special Use	David J. Barnett, Property Owner Request to continue occupying the premises as an artist studio (retail/art gallery).	1024 E. State St. A/K/A 1026 E State St 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the 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. 	
55	27107 Use Variance	Community Financial Service Center Corp., Lessee Request to continue occupying a portion of the premises as a currency exchange facility.	10400 W. Silver Spring Dr. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. of the district 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>
56	27130 Special Use	Warren Real Estate Venture, Inc. Property Owner	7793 W. Appleton Av. 5th Dist.
		Request to occupy the premises as a health clinic (dialysis center) without the minimum required glazing along the primary and secondary street facades, over the maximum allowed front setback, and to allow parking between the front facade and street lot line.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is implemented in accordance with plans as submitted to the Board of Zoning Appeals. 6. That Special Use for section 295-603-1 (use) is granted for a period of ten (10) years and that the Special use for section 295-603-2-1 and all Variances cited are granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	27138 Special Use	Leonard F. Dziubla, Bell Therapy, Inc.; Lessee Request to occupy the premises as a community living arrangement for 8 adults (developmentally disabled).	10133 W. Kiehnau Av. A/K/A 10135 W Kiehnau Av 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
58	27173 Special Use	Southeastern Youth & Family Services, Inc., Property Owner Request to increase the hours of operation from 6:00AM - 6:00PM to 6:00AM - Midnight of the existing day care center for 102 children infant to 13 yrs. of age, Monday-Friday.	7918 W. Capitol Dr. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	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:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the area of the outdoor play area is increased to at least 1,700 square feet and must not be 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 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. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	26956 Special Use	Tajiri Kwasi, Lessee Request to occupy the premises as a day care center for 35 children infant to 6 yrs. of age, Monday-Friday 6:00 AM - 3:30 PM.	1654 W. Hopkins St. A/K/A 1652 W Hopkins St 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. of the district and will be rescheduled at the next available agenda.	
61	27093 Special Use	'Jack' Adelhi Kheirieh, Property Owner Request to construct an addition to the existing general retail establishment (grocery store).	2877 N. 16th St. A/K/A 2879 N 16th St 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscape plans meeting the intent of city code section 295-405 are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits and that landscaping and screening is installed within 90 days of occupancy weather permitting. 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>
62	27136 Special Use	Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility.	633 W. North Av. A/K/A 637 W North Av 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 existing landscaping and screening is maintained in a manner that meets the intent of city code. 7. That no additional signage may be erected on the site unless it meets 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 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>
63	27137 Special Use	Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner	627 E. Capitol Dr. 6th Dist.
		Request to continue occupying the premises as a fast-food/carryout restaurant with a drive-through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 existing landscaping and screening is maintained in a manner that meets the intent of city code. 7. That no additional signage may be erected on the site unless it meets 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 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>
64	27147 Special Use	Henry Sharkey, Lessee Request to continue occupying the premises as a 24 hrs. day care center for 55 children infant to 12 yrs. of age, Monday - Friday and closing at 2:00 p.m. on Saturday.	2301 W. Capitol Dr. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 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>
65	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:	Granted 1 yrs.	
	Motion:	Donald Jackson 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 this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
66	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 petitioner and will be rescheduled for the next available agenda.	
67	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 petitioner and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	26921 Special Use	Lukie Christie, Property Owner Request to continue occupying the premises as a community based residential facility with 8 developmental disabled and chronically mentally ill clients(CBRF).	3214 N. 39th St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
69	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:	Henry Szymanski moved to adjourn the appeal. Seconded by Georgia Cameron.	
	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>
70	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:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That a loading zone is obtained in front of the premises on West National Avenue. 6. That van service be made available to transport at least 50% of children to and from the premises. 7. That the petitioner take measures to encourage the use of van service. 8. 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. 9. That employees not park on National Ave. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
71	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:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That a loading zone be obtained on West National Avenue for transporting children to and from the premises. 6. 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. 7. That the petitioner submits plans to the Milwaukee Development Center and obtains permits for paving the parking area that is identified on the site plan and that this area is not used for parking until the area has been paved. 8. That the play area not be utilized before 9 a.m. or after 8 p.m. 9. That employees not park on National Ave. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	27003 Special Use	Margaret Mims, Property Owner Request to occupy the premises as a community based residential facility for 8 residents (developmentally disabled & mentally challenged).	6418 N. 54th St. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Georgia Cameron 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. 	
73	27028 Special Use	Shawnkya Turner, Lessee Request to occupy the premises as a 24 hrs family day care home for 8 children infant to 12 yrs. of age, Monday - Friday.	8972 N. 86th St. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 5. That no signage is permitted. 6. That the petitioner take all measures necessary to control loud noise on the premises associated with late night drop offs and pickups, including, but not limited to, hiring private personnel as necessary. 7. That 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>
74	27083 Special Use	Donnie Wellington, Property Owner Request to occupy the premises as an adult family home for 4 individuals (developmentally disabled/mentally challenged).	2506 N. 56th St. A/K/A 2508 N 56th St 10th 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 this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
75	26856 Special Use	Kimberly Hubbard Bessie's Kiddie Kollege Phase 2; Lessee Request to continue occupying the premises as a 24hr day care center for 68 children infant to 12 yrs. of age, Monday-Sunday.	7365 W. Appleton Av. 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 outdoor play area is not utilized after 8:00 P.M. 5. That all previous conditions of the Board regarding this property are complied with. 6. That neither vans utilized by the day care center nor parents load, unload, or park on the abutting lot. 7. That the petitioner issue a letter to both parents and drivers of the van service instructing them not to utilize the abutting parcel. 8. That the petitioner supply any interested party with a 24 hour contact phone number. 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>
76	27016 Special Use	Safee Mian, Property Owner Request to add outdoor storage (storage trailer) to the existing motor vehicle filling station and convenience store.	5030 W. Howard Av. 11th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
77	27119 Special Use	Abdol Motlani, Prospective Buyer Request to construct a car wash facility on the premises (2 manual bay & 1 automatic bay).	3535 W. Lincoln Av. 11th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle 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>
78	27092 Special Use	Dagoberto Ibarra, Property Owner Request to construct a one-story building (sales office& waiting area) and occupy the premises as a motor vehicle sales facility without minimum code required glazing.	1937 S. 13th St. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the site is developed according to the November 21, 2005 revised plans received by the Board of Zoning Appeals on November 22, 2005. 5. 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. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That all repair work is conducted inside of the building. 9. That any testing of audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification 10. 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. 11. That the chain link doors along the alley remain closed except for deliveries or emergency purposes and are not to be used by customers. 12. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 13. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 14. That this Special Use is granted for a period of three (3) years and that this Variance is granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	27143 Dimensional Variance	Wisconsin Electric Power Company d/b/a WE Energies;Property Owner Request to erect a barbed wire fence without the minimum setback from the front lot line, without the minimum required screening, and over the maximum allowed fence height.	333 S. 2nd St. 12th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
80	27140 Dimensional Variance	Miller Compressing Company Property Owner Request to occupy the premises as an outdoor storage facility (scrap metal recycler) with stockpiles over the maximum allowed height and without the minimum required landscaping and screening.	900 S. Water St. A/K/A 954 S Water St 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	26942 Special Use	Daniel Mora, C & D Enterprises d/b/a Jalisco Auto Sales;Property Owner	2001-05 S. 6th St. 12th Dist.
		Request to combine the vacant parcels and construct a motor vehicle sales and repair facility on the premises.	
	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 site illumination must be controlled to meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That no disabled or unlicensed vehicles or parts are stored outside. 6. That all repair work is conducted inside of the building. 7. That 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. 8. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
82	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:	This matter was adjourned at the request of the Chair and will be rescheduled for the next available agenda.	
83	27081 Dimensional Variance	John Lemley, Property Owner Request to construct a multi-family residential dwelling without the primary entrance door on the front facade, and without the minimum required glazing on the primary and secondary street facades.	316 E. Stewart St. A/K/A 2010 S Kinnickinnic Av 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled for the next available agenda.	
84	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:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
85	27021 Dimensional Variance	Rolando Reyes, SBC Services, Inc. Property Owner Request to erect a transmission tower on the premises that is over the maximum permitted height allowed by code.	801 N. 35th St. A/K/A 3516 W Wells St 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the call of the Chair and will be rescheduled for the next available agenda.	
86	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.	
87	27059 Use Variance	Aldi Inc., Prospective Buyer Request to occupy the premises as general retail establishment (grocery store).	5301 N. Hopkins St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned of the request of the Ald. and will be rescheduled for the next available agenda.	
88	26781 Special Use	Pat Echols, Property Owner Request to add a school (elementary or secondary) to the existing board approved day care center, (total number of children for both 80).	4861 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
89	27034 Dimensional Variance	Young Kevin Obinna, IKO Motors LLC; Lessee Request to occupy a portion of the premises as a motor vehicle sales facility without the minimum required landscaping.	5150 N. 32nd St. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to approve the Use. Seconded by Catherine Doyle. Henry Szymanski moved to deny the Variance. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the variance appeal for regarding landscaping is denied. 9. 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>
90	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:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the applicant complies with section 252-71 of the Milwaukee Code of Ordinances for roof water drainage. 5. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
91	27155 Special Use	Seidel Tanning Corp., Property Owner Request to construct an accessory steel water tank to the existing (3 shift operation) leather drying, dying and finishing facility.	1306 E. Meinecke Av. 3rd Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That no deliveries take place after 9 p.m. or before 6 a.m. 7. That no equipment be used outside after 9 p.m. or before 6 a.m. 8. That this Special Use is granted for a period of time commencing with the date hereof and expiring on January 30, 2011. 	
92	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:	This matter has been adjourned at the request of the petitioner and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
93	27049 Special Use	Cercia M. Travis Academy, Inc. Dorothy Travis;Property Owner	2733 W. Wisconsin Av. 4th Dist.
		Request to expand the existing nonconforming elementary/secondary school into the 3rd floor of the premises.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 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>
94	27050 Special Use	Milwaukee County, Property Owner Request to reconfigure and continue occupying a portion of the premises as a surface parking lot (non-conforming special use).	880 W. Wells St. A/K/A 710 W Wells St 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner work with the Department of City Development on a plan to address the petitioner's long term parking needs. 5. 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. 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>
95	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:	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 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. 	
96	25445 Appeal of an Order	Tim Whitehouse, Agent Request to appeal an order issued by the Department of Neighborhood Services determining the premises requires landscaping and that the stock pile height is greater than what is allowed by code.	5000 N. 124th St. 5th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
97	27091 Dimensional Variance	Ark of the New Covenant Church of God in Christ, d/b/a Ark Haven for Elderly;Property Owner Request to construct a 3rd community living arrangement (separate building) for 8 residents adjacent to the existing community living arrangement and previously approved 2nd community living arrangement on the premises that is over the allowed average front setback, without the minimum required glazing, parking between the building facade and the street, and the building to be constructed lower the minimum required height (residents with advanced aged, developmentally disabled, dementia & Alzheimer, illness).	8040 W. Appleton Av. A/K/A 8050 W Appleton Av 5th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the Special Use for section 295-603-1 (use) is granted through July 17, 2011 and the Special Use for section 295-603-2-1 and all Variances cited are granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
98	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:	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 this Variance is granted to run with the land. 	
99	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:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
100	26599 Special Use	Parminder S. Sekhon, King & Ghandi Mart;Property Owner Request to add a motor vehicle filling station (new pumps and construct a separate building on site) to the existing general retail establishment (liquor, food, meat & snack store).	233 W. Center St. 6th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny 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>
101	27096 Use Variance	Asha Family Services, Inc. Antonia A. Vann; Lessee Request to occupy the premises as a transitional living facility for 7-9 women (women in transitioning from prison).	3406 N. 22nd St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available agenda.	
102	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
103	26728 Use Variance	Neal S. Levin, Lessee Request to expand the existing indoor recreation facility (skate park) into the adjacent building on site.	224 N. 25th St. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by 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>
104	26630 Extension of Time	Bulk Petroleum Corp., Property Owner Request for an extension of time to comply with conditions of case No.24018 to construct a motor vehicle filling station and convenience store.	1932 W. State St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available hearing.	

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

Board member Winkler moved to approve the minutes of the November 10, 2005 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for January 26, 2006.

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

BOARD OF ZONING APPEALS

Secretary of the Board