

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – November 16, 2006
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-72, 74-80*)

Members: Henry P. Szymanski (*voting on items 1-80*)
Scott R. Winkler (*excused*)
Catherine M. Doyle (*voting on items 1-80*)
Donald Jackson (*voting on items 1-80*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1-80*)
Leni M. Siker (*excused*)

START TIME: 4:05 p.m.

End Time: 7:35 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	27686 Appeal of an Order	Short Term Financial, LLC. Jason M. Case - MGR;Lessee Request to appeal an order issued by the Department of Neighborhood Services determining that there is an illegal occupancy and use of the premises.	9228 W. Capitol Dr. A/K/A 9230 W. Capitol Dr. 5th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	27869 Extension of Time	Intercession, Inc., Prospective Buyer Request for an extension of time to comply with conditions of case No. 26963.	3276 N. 7th St. 6th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the extension. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	27521 Dimensional Variance	Desty & Connie Lorino, Prospective Buyer Request to divide the lot creating a parcel that does not have the minimum required lot width and minimum required lot area.	3150 S. 85th St. 11th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	27520 Use Variance	Shamar L. Cotton, Property Owner Request to occupy the premises as a rooming house (homeless, mental disorders).	4041 N. 23rd St. 1st Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	27813 Special Use	Badger Distribution of Milwaukee, LLC Lessee Request to occupy the premises as an indoor wholesale distribution of facility (distribution of beverages).	2455 W. State St. A/K/A 2441 W. State St. 4th 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 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>
6	27834 Special Use	Vernestine Carr , Lessee Request to expand the existing day care center to the lower level of the premises and increase the number of children from 60 to 72 per shift infant to 12yrs of age, operating Monday - Friday 6:00AM - 10:00PM.	7972 W. Appleton Av. A/K/A 7968 W. Appleton Av. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That previous conditions of the Board are complied with. 5. 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. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
7	27843 Other	Arjit Singh , Prospective Buyer Request to modify the conditions and Board approved plans for case No. 26762 (modifying site layout).	1909 W. Hopkins St. 6th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	27749 Special Use	Normerstine Pullian , Lessee Request to occupy a portion of the premises as a day care center for 50 children (per shift) infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight.	2216 W. HOPKINS ST. A/K/A 2216 W. Hopkins St. 6 6th Dist.
	Action:	Granted 3 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the 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 and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy, including the completion of the exterior facade. 9. That the petitioner removes the abandoned sign from the property. 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>
9	27873 Special Use	Audrey White , Property Owner Request to continue occupying the premises as a group home for 8 females ages 8-18.	3179 N. Richards St. A/K/A 3181 N. Richards St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
10	27880 Special Use	Mountain Top Faith Church of Deliverance, Lessee Request to continue occupying the premises as a religious assembly and a social service facility without the minimum required number of parking spaces.	3707 W. Fond Du Lac Av. A/K/A 3711 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	27817 Special Use	Kourtney Stevens , Lessee Request to expand the day care center to the 2nd floor and to continue occupying the premises as a 24 hrs. day care center increasing the number of children from 56 to 60 per shift (pool of 180), infant to 12 yrs. of age, Monday - Friday.	4345 W. Fond Du Lac Av. A/K/A 4347 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295- 605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the petitioner has the space evaluated by a licensed architect, obtains an occupancy certificate and complies with current State commercial building codes for institutional and educational occupancies based on the architectural evaluation and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the petitioner removes barbed wire and the abandoned sign at the property prior to occupancy. 9. 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>
12	27850 Special Use	Seeds of Health, Inc., Marcia L. Spector; Property Owner Request to continue occupying a portion of the 2nd floor of the premises as a social service facility.	1445 S. 32nd St. A/K/A 3218 W. Branting La. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
13	27776 Special Use	Max Motors & Body Shop Inc., Lessee Request to occupy the premises as an outdoor storage facility (motor vehicle storage).	2550 S. 30th St. 8th Dist.
	Action:	Adjourned	
	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>
14	27887 Use Variance	Greg Schley , Lessee Request to continue occupying the premises as a second-hand store (appliances).	2239 W. Orchard St. A/K/A 2237 W. Orchard St. 1 8th Dist.
	Action:	Granted 3 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 all previous Board approved conditions regarding this facility are complied with. 5. That the applicant does not have outdoor storage or display of products or merchandise. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	27882 Special Use	Shawnkya A Turner, Lessee Request to continue occupying 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. A/K/A 8974 N. 86th St. 9th Dist.
	Action:	Granted 3 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 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. 	
16	27853 Special Use	Rashinder Lal , Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store.	4928 W. Villard Av. A/K/A 4922 W. Villard Av. 9th Dist.
	Action:	Adjourned	
	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>
17	27825 Use Variance	Joe Fleming , Lessee Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m.	5700 N. 58th St. 9th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Variance 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>
18	27819 Dimensional Variance	Midwest Products Engineering Inc. Property Owner Request to construct an additional 7 loading docks to the existing light manufacturing, office and warehousing facility without the minimum required landscaping .	10597 W. Glenbrook Ct. A/K/A 10525 W. Glenbrook Ct. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That 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 builds in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
19	27808 Special Use	Q.C. Financial Services, Inc., Lessee Request to continue occupying a portion of the premises as a payday loan agency.	8330 W. Brown Deer Rd. A/K/A 8310 W. Brown Deer Rd. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	27827 Dimensional Variance	John Ginderske , Property Owner Request to allow parking within the front yard of the premises.	2849 N. 58th St. 10th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
21	27870 Special Use	Linda M Gaskin, Lessee Request to occupy a portion of the premises as a social service facility (learning academy for youth).	7127 A W. Lisbon Av. A/K/A 7127 W. Lisbon Av. 10th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
22	27872 Dimensional Variance	Cynthia Gunnarson , Property Owner Request to construct a single-family dwelling without the minimum required side-yard setback.	232 S. 65th St. 10th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
23	27863 Special Use	Children's Service Society of Wisconsin Kenneth Munson, CEO; Lessee Request to occupy a portion of the premises as offices (child welfare agency).	620 S. 76th St. A/K/A 7225 W. Main St. 10th Dist.
	Action:	Adjourned	
	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>
24	27865 Special Use	Karen Spencer , Lessee Request to continue occupying the premises as a secondhand(furniture & household goods) and outdoor merchandise sales facility.	4311 W. Vliet St. A/K/A 4311 A W. Vliet St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows and the outdoor display area are maintained in a neat and orderly manner. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	27804 Special Use	Jeff Weigel , Lessee Request to occupy a portion of the premises as a motor vehicle sales facility (petitioner is proposing to pave a portion of the north end of the lot off of W. Forest Home Ave. to use in conjunction with the Board approved motor vehicle sales facility located at 6313 W. Forest Home Ave. to display additional vehicles).	6214 W. Howard Av. 11th 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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented in accordance with the plans submitted to the Board on October 2, 2006. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That there be no storage or display of vehicles for sale in the public right of way. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of 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>
26	27811 Dimensional Variance	Jose R Suchil, Property Owner Request to allow parking within the front- yard of the premises .	1431 S. 7th St. 12th 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 the parking slab is landscaped in accordance with the landscape plan submitted to the board of Zoning Appeals on October 25, 2006. 5. That this Variance is granted to run with the land. 	
27	27812 Special Use	Gregorio Montoto , Lessee Request to continue occupying the premises as a currency exchange facility.	1004 W. National Av. A/K/A 737 S. 10th St. 12th 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 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 are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	27830 Special Use	Genoveva Uribe , Property Owner Request to construct an addition (space for walk-in cooler & freezer) to the existing board approved sit-down restaurant.	901 S. 10th St. 12th 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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on January 29, 2011. 	
29	27666 Special Use	161 First, LLC. c/o Vetter Denk Properties; Lessee Request to occupy the premises as a principal parking lot.	122 W. Pittsburgh AV. 12th Dist.
	Action:	Adjourned	
	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>
30	27835 Special Use	Leonardo Martinez , Lessee Request to occupy the premise as a motor vehicle repair facility.	815 S. 9th St. A/K/A 901 W. National Av. 12th Dist.
	Action:	Granted 3 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That all repair work is conducted inside of the building. 7. That vehicles are not parked in the public right of way. 8. That there be no repair work conducted in the public right of way. 9. That there be no storage of vehicles in the public right of way. 10. 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. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
31	27824 Special Use	Luis A Sanchez, Property Owner Request to continue occupying the premises as a motor vehicle repair facility, sales facility, and body shop .	1202 W. Greenfield Av. 12th Dist.
	Action:	Adjourned	
	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>
32	27854 Special Use	Utku M Alp, Lessee Request to continue occupying the north side of the premises as a motor vehicle repair facility.	4320 S. 27th St. A/K/A 4300 S. 27th St. 13th 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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. 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. 5. That landscaping and screening is maintained in a manner that meets the intent of city code. 6. That all repair work is conducted inside of the building. 7. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on August 21, 2015. 	
33	27802 Other	Makbul Sajan & Sanjay R. Patel, Lessee Request to modify the condition of case No. 25640 to allow addition signage to be erected for the existing motor vehicle filling station with a fast food/carryout restaurant.	4709 S. Howell Av. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	27809 Dimensional Variance	Cheryl & Randy Kernats , Lessee Request to erect a fence on the premises without the minimum required setback.	3475 S. 10th St. 14th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
35	27844 Dimensional Variance	Mielcarek P. & Christine L. Owen Property Owner Request to construct an accessory structure (shed) on the premises without the minimum required side street setback.	2006 E. Estes St. 14th 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	27757 Special Use	City of Milwaukee Department of City Development Real Estate;Property Owner	371 E. Ward St. 14th Dist.
		Request to retrofit an existing parking lot and continue occupying the premises as a principal parking lot .	
	Action:	Granted 15 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a revised landscape and screening plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	27842 Dimensional Variance	SV Penix, Property Owner Request to continue to allow two commercial vehicles to be parked on the premises.	2453 N. 34th St. A/K/A 2455 N. 34th St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
38	27799 Special Use	Michael & Danita White, Property Owner Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, operating Monday-Saturday 6:00AM - Midnight.	1630 N. 40th St. A/K/A 1628 N. 40th St. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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>
39	27826 Special Use	Lisa Batemon , Property Owner Request to continue occupying the premises as a 24hr family day care home 8 per shift (3 shifts total) infant to 12yrs of age, operating 24hrs Monday-Friday, Saturday midnight - 7:30a.m. and beginning at 10:00 p.m. on Sunday.	2531 N. 36th St. A/K/A 2533 N. 36th St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	27797 Special Use	Ann M Eagans, Lessee Request to occupy the premises as a 24 hr. day care center for 25 children per shift (3 shifts) infant to 12 yrs. of age, operating Monday-Sunday.	2901 W. North Av. A/K/A 2249 N. 29th St. 15th Dist.
	Action:	Granted 3 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 signage must conform to the sign standards of s. 295- 605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
41	27840 Special Use	Azie Bonds , Lessee Request to occupy a portion of the premises a day care center for a maximum of 100 children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m .	2720 N. 36th St. A/K/A 3500 W. Center St. 15th Dist.
	Action:	Adjourned	
	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>
42	27867 Special Use	Joye A Peterson, Property Owner Request to occupy the premises as a day care center for 48 children infant to 12yrs of age, operating 6:00AM-Midnight Monday-Friday.	3922 W. Vliet St. A/K/A 3924 W. Vliet St. 15th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
43	27744 Dimensional Variance	AT&T, Property Owner Request to replace the existing chain link and barbed wire fence with a decorative metal fence that is over the maximum allowed height (allowed 6 ft. proposed 8ft.).	801 N. 35th St. A/K/A 845 N. 35th St. 15th 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	27803 Use Variance	Linda Anthony , Property Owner Request to continue occupying the premises as a day care center for 20 children infant to 12yrs of age, Monday - Friday 6:30a.m. - Midnight.	4585 N. 23rd St. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage is limited to a maximum of 18 square feet. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the applicant does not have more than eight children on-site at any time. 7. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	27851 Special Use	Cingular Wireless, Lessee Request to raze the existing transmission tower (flag pole) and erect a new transmission tower (106ft.) on the premises.	5310 W. Capitol Dr. A/K/A 4051 N. 53rd St. 2nd 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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That an American flag of significant size is regularly flown from the flag pole. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on July 15, 2012. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	27832 Special Use	Angela Phipps , Lessee Request to continue occupying the premises as a 24 hrs. day care center for 99 children infant to 12 yrs. of age, operating Monday - Sunday.	4851 N. 76th St. A/K/A 4801 N. 76th St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 5. 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. 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>
47	27885 Special Use	Renaissance Child Development Center Inc., Lessee	1300 N. Jackson St. 3rd Dist.
		Request to occupy a portion of the premises as a day care center for 16 children infant to 24mos. of age, operating 7:00AM-6:30PM Monday-Friday.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner 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. 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>
48	27888 Special Use	Lincoln Fowler , Lessee Request to occupy the premises as a principal use parking lot (parking lot will be used for the business located at 2999 N. Humboldt Bl. which is across the street).	3009 N. Humboldt Bl. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on October 31, 2006. 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>
49	27706 Special Use	Omar Ortiz , Property Owner Request to occupy the premises as a religious assembly hall without the minimum required number of off street parking spaces.	3232 W. Lincoln Av. 8th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	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 on-site parking spaces do not encroach into the public way. 8. That the windows remain as clear glass and are maintained in an attractive manner. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That this Special Use and this Variance are 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>
50	27406 Special Use	Waldemar Rivera, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility (with towing).	630 W. National Av. A/K/A 640 W. National Av. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented in accordance to the landscape plan submitted to the Board of Zoning Appeals on March 15, 2006. 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 there is 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
51	27534 Special Use	Nina M. Evans, Property Owner Request to occupy the premises as a group home for 8 girls 12 to 17yrs. of age.	5515 N. 32nd St. 1st Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	27585 Dimensional Variance	Clear Channel Outdoor aka Eller Media Co.;Property Owner Request to modify the height of the board approved off-premise sign that is over the maximum allow sign height (sign height is 35 ft/proposed modification to 50 ft) and without the minimum required setback from the street.	2455 W. Clybourn St. 4th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn this appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
53	27750 Special Use	Griffin Michelle, Lessee Request to continue occupying the premises as a bed and breakfast with 5 guest rooms.	743 N. 25th St. 4th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
54	27709 Special Use	Grunwald Earl , Property Owner Request to occupy the premises as a motor vehicle repair facility.	4105 N. Richards St. 6th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	27471 Special Use	Geneka Walton, Lessee Request to occupy the premises as a 24 hrs. day care center for 8 children (per shift) infant to 12 yrs. of age, Monday - Saturday.	3244 N. 7th St. A/K/A 3242 N. 7th St. 6th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 one (1) year, commencing with the date hereof. 	
56	27494 Use Variance	Theodora McQueen, Lessee Request to occupy the premises as a 24hrs. day care center for 8 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday.	2607 W. Auer Av. 7th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	27697 Special Use	Rafael & Yhimy Lopez , Property Owner Request to modify the existing limited wholesale facility by performing retail motor vehicle sales on site (includes car wash & detailing of cars to be sold as per previous approval).	2934 W. Burnham St. 8th Dist.
	Action:	Granted 3 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 no more than five (5) vehicles are displayed for sale outdoors on the site at any one time. 5. That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on August 25, 2006 and that landscaping and screening is installed within 120 days of Board approval of the special use permit weather permitting. 6. That all previous conditions regarding the premises are complied with. 7. That there be no storage or display of vehicles for sale in the public right of way. 8. That there be no repair work conducted on vehicles in the public right of way. 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>
58	27656 Special Use	Emad Oudeh Property Owner	2300 W. Lincoln Av. 8th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Georgia Cameron	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there be no repair work conducted in the public right of way. 5. That the applicant withdraw their appeal for motor vehicle sales. 6. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. 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. 8. That the petitioner complies with all zoning conditions and building code requirements prior to occupancy. 9. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 10. That landscaping and screening in accordance to the landscape plan submitted to the Board is implemented within 120 days of the approval of the special use weather permitting. 11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 12. That all repair work is conducted inside of the building. 13. 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>
59	27806 Dimensional Variance	Nicolas A Gamero, Property Owner Request to construct a second detached garage (30ft x 33ft) that has sidewalls over the maximum allowed sidewall height (existing 18.8ft x 22.9ft garage to remain).	6942 W. Bradley Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	27719 Special Use	Lonell & Daisy Burton, Property Owner Request to continue occupying the premises as a day care center for 80 children, infant to 12yrs of age, operating from 6 a.m. to 12 a.m. Monday through Sunday.	5932 W. Appleton Av. A/K/A 5934 W. APPLETON AV. 10th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
61	27728 Special Use	Deborah Robinson, Deborah's Small World Daycare, Inc.;Property Owner Request to occupy the premises as a 24 hrs. family day care home for 8 children infant to 12 yrs. of age, operating Monday - Sunday.	2937 N. 50th St. 10th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
62	27754 Special Use	Lisa M Reed, Property Owner Request to occupy the premises as a 24hr family day care home for 8 children infant to 12yrs of age, operating Monday-Sunday (currently operating until Midnight as a permitted family day care home increasing hours).	3619 N. 63rd St. 10th Dist.
	Action:	Adjourned	
	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>
63	27725 Special Use	Dwight MacKinney , Lessee Request to construct a drive through facility to the existing fast-food/carryout restaurant (restaurant is permitted) .	3161 S. 76th St. A/K/A 3155 S. 76TH ST. 11th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
64	27766 Special Use	Maritime Savings Bank, Kathryn Kronquist;Lessee Request to construct a drive-through facility for the proposed permitted bank on the premises.	140 S. 1st St. A/K/A 111 E. Seeboth St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
65	27647 Special Use	Daniel Mora, Property Owner Request to occupy the premises as a motor vehicle sales facility (includes hand washing, detailing, & minor repairs for vehicles being sold only).	2690 S. 16th St. 12th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	27818 Dimensional Variance	Michael Meyer , Property Owner Request to construct a detached garage over the maximum allowed height.	412 W. Uncas Av. 13th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
67	27778 Dimensional Variance	Nora Jeson, Property Owner Request to erect a fence that is over the maximum height along the side street property line.	3476 S. 16th St. 13th 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. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	27821 Dimensional Variance	Vetter Denk Architecture, Other Request to construct a multi-family residential dwelling (53 units) with ground floor retail over maximum allowed number of units per the given lot area.	2254 S. Allis St. A/K/A 434 E. Lincoln Av. 14th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
69	27793 Use Variance	Lamaris Mays, Property Owner Request to add a motor vehicle sales facility to the existing non-conforming motor vehicle repair facility (includes body painting), retail sales of pagers, and car wash facility.	2481 N. Teutonia Av. 15th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	27779 Use Variance	Mary Albritton, Prospective Buyer Request to occupy the premises as multi-family residential (apartments), assembly hall (banquet hall), and a residential hotel (10 rooms reserved for emergency temporary rooming i.e. surgery, business, etc.).	3333 W. Highland Bl. A/K/A 1027 N. 33rd St. 15th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
71	27734 Special Use	Auto Parts Service, Inc., Lessee Request to occupy the premises as a parking lot (currently in use) and allow a razor wire fence over the maximum allowed height .	1832 W. North Av. A/K/A 1834 W. North Av. 15th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
72	27650 Special Use	Cloyee & Deborah Atkins Property Owner Request to occupy the premises as a rooming house for 7 residents without the minimum required number of parking spaces.	1128 W. Wright St. 15th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	27637 Special Use	Isha Enterprises Inc., d/b/a Vliet Shell;Lessee	1361 N. 36th St. 15th Dist.
		Request to continue occupying the premises as a motor vehicle filling station with a convenience store.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning 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 landscaping and screening is maintained in a manner that meets the intent of city code. 9. 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. 10. That the applicant does not have outdoor storage or display of products or merchandise. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
74	27662 Special Use	Tonya Neal, Lessee Request to occupy a portion of the premises as a day care center for 75-100 children per shift infant to 12yrs of age, operating Monday-Sunday 6:00AM - Midnight.	1862 W. Fond Du Lac Av. A/K/A 1860 W. Fond Du Lac Av. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That the applicant obtains a loading zone on North 19th Street. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That this Special Use is granted for a period of 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>
75	27687 Special Use	Betty J. Dills, Property Owner Request to occupy the premises as a 24 hrs. day care center for 8 children infant to 12 yrs. of age, operating Monday - Sunday.	2542 N. 29th St. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 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>
76	27721 Special Use	Irena Moore , Lessee Request to occupy the premises as a day care center for 170 children (85 children per shift) infant to 12yrs of age, operating 5:30AM - 12:30AM Monday-Sunday.	3712 W. Lancaster Av. A/K/A 3734 W. Lancaster Av. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner 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. 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>
77	27759 Special Use	Jerusalem Baptist Church, Property Owner Request to construct a religious assembly hall without the minimum required primary street glazing, number of parking spaces, and over the maximum allowed side street setback (previously board approved, but the permits were not obtained within one year).	2505 W. Cornell St. A/K/A 4646 N. Teutonia Av. 1st 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 this Special Use is granted until October 12, 2014 and that these Dimensional Variances are granted to run with the land, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	27790 Special Use	Farah Hazim, Lessee Request to occupy the premises as a motor vehicle repair (no installation of after market rims, alarms, or stereos) and sales facility.	7210 W. Capitol Dr. 2nd 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That all repair work is conducted inside of the building. 7. 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 within sixty (60) days of the approval of the special use. The revised plan must include landscaping in the area currently occupied by the easternmost driveway along the W. Capitol Dr. frontage 8. That landscaping and screening is installed within 120 days of the approval of the landscape plan weather permitting. 9. That landscaping and screening is maintained in accordance with an approved landscape plan. 10. That there be no repair work conducted on vehicles in the public right of way. 11. That there be no display or storage of vehicles for sale in the public right of way. 12. That the eastern driveway on West Capitol Drive be closed and restored to curb and gutter as per the previously submitted site plans. 13. 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>
79	27752 Special Use	Seidel Tanning Corporation, Property Owner Request to construct an addition to the north side of the building for the existing heavy manufacturing facility (leather drying, dying and finishing facility).	1306 E. Meinecke Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
80	27593 Special Use	Ben Kienbaum, Property Owner Request to continue occupying the premises as an outdoor salvage yard (junk yard).	3800 W. Mill Rd. 1st Dist.
	Action:	Granted- 10 years	
	Motion:	Catherine Doyle moved to approve 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 ten (10) years, commencing with the date hereof. 	

<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 Szymanski moved to approve the minutes of the October 26, 2006 meeting. Seconded by Board member Doyle. Unanimously approved.

The Board set the next meeting for December 7, 2006.

Board member Doyle moved to adjourn the meeting at 7:35 p.m.. Seconded by Board member Cameron. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board