

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – April 6, 2006
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-64*)

Members: Henry P. Szymanski (*excused*)
Scott R. Winkler (*voting on items 1-64*)
Catherine M. Doyle (*voting on items 1-64*)
Donald Jackson (*voting on items 1-64*)

Alt. Board Members: Georgia M. Cameron (*excused*)
Leni M. Siker (*voting on items 1-64*)

START TIME: 2:12p.m.

End Time: 6:55 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	27040 Dimensional Variance	Alana Yates Wright, Prospective Buyer Request to construct an attached garage without the minimum required rear setback.	2416 E. Webster Pl. 3rd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	27387 Special Use	Community Relations Social Development Commission, Property Owner Request to occupy the premises as a secondary/elementary school.	606 W. Concordia Av. A/K/A 3311 N 6th St 6th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	26754 Dimensional Variance	Henry L. Watson Sr., Property Owner Request to continue occupying the premises as a religious assembly without the required parking.	3300 W. Burleigh St. 7th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	27254 Dimensional Variance	Extendicare Health Services Inc. Property Owner Request to erect a (4 ft. X 8 ft.) freestanding sign that is over the maximum allowed sign area for the existing nursing home.	2731 W. Mitchell St. A/K/A 2727 W Mitchell St 8th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	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:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	27108 Use Variance	Deborah Robinson, Lessee Request to continue occupying the premises as a 24 hr. day care center for 8 children infant to 12yrs of age, Monday-Friday.	2512 N. 53rd St. 10th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	27398 Dimensional Variance	J. Dain Maddox, Property Owner Request to allow a detached garage without the minimum required side setback (previously, a deed restriction with the property at 810 S. 3rd St allowed the garage to be in code compliance).	806 S. 3rd St. 12th Dist.
	Action:	Granted	
	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 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>
8	27399 Dimensional Variance	J. Dain Maddox, Property Owner Request to allow a detached garage without the minimum required side setback (previously, a deed restriction with the property at 806 S. 3rd St allowed the garage to be in code compliance).	810 S. 3rd St. 12th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to dismiss 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 this Variance is granted to run with the land. 	
9	27406 Special Use	Waldemar Rivera Prospective Buyer Request to occupy the premises as a motor vehicle repair towing facility.	630 W. National Av. A/K/A 640 W National Av 12th 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>
10	27355 Dimensional Variance	Ellis Murchison, Property Owner Request to construct an addition to the existing religious assembly hall without the minimum required primary and secondary street glazing and without the minimum required number of parking spaces.	2331 W. Center St. 15th Dist.
	Action:	Granted 10 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 the site is developed in accordance with the facade and elevation plan submitted to the board on March 17, 2006. 5. That landscape plans meeting the intent of city code section 295-405 for Type 'B' landscaping are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. 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	27405 Dimensional Variance	God's Pleasant Community Church Inc. Property Owner Request to occupy the premises as a religious assembly hall.	1806 W. Center St. 15th Dist.
	Action:	Granted 10 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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, the wall sign must not exceed 25 square feet and the unused projecting wall sign must be removed. 5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use and this Variance are granted for a period of 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>
12	27332 Special Use	Anthony E. Porter, Lessee Request to occupy the premises as a religious assembly hall.	5240 N. 35th St. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
13	27415 Use Variance	Arester Young, Lessee Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs of age, Monday-Friday 5:00 a.m. - 11:00 p.m.	4860 N. 50th St. 1st 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 all previous conditions of the Board regarding this property are complied with. 5. 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>
14	27416 Special Use	Joe's Salvage, LLC, Lessee Request to allow for one parking space in the existing parking lot for the parking of a tow truck in conjunction with ground transportation service (no salvaged vehicle will be brought to this location).	6159 N. Teutonia Av. A/K/A 6063 N Teutonia Av 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 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>
15	27302 Special Use	Tammy Campbell, Tammy's Tots Child Care Center; Lessee Request to occupy the premises as a day care center for 80 children (40 per shift), ages 4 weeks to 12 years old, Sunday-Saturday, 6AM to midnight.	7625 W. Fond du Lac Av. A/K/A 7525-33 W. Fond du Lac Av. 2nd 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 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 fence is of a decorative metal variety, not chain link. 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 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>
16	27366 Special Use	Titilola Salako, Property Owner Request to add a secondary/elementary school to the existing day care center for 65 children, infant to 12 yrs. of age, from 6:00 a.m. to 6:00 p.m. Monday thru Friday.	7110 W. Fond Du Lac Av. A/K/A 7108 W Fond Du Lac Av 2nd Dist.
	Action:	Granted	
	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 all previous conditions of the Board regarding this property are complied with. 5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for 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 time commencing with the date hereof and expiring on July 12, 2010. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	27408 Special Use	Buddy R. Short, B & C Citgo LLC.; Lessee	405 N. 27th St. 4th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 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 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 landscaping is implemented and 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 the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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18	27413 Special Use	PK Ware Inc., Lessee Request to expand to a portion of the street level area for general office space.	648 N. Plankinton Av. A/K/A 101 W Wisconsin Av 4th Dist.
	Action:	Granted 20 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof. 	
19	27386 Special Use	Vernestine Carr, Lessee Request to increase the number of children from 39 to 60 children per shift of the existing day care center infant to 12yrs of age, Monday - Friday 6:00AM - 10:00PM.	7968-70 W. Appleton Av. A/K/A 7972 W Appleton Av 5th Dist.
	Action:	Granted	
	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 all previous conditions of the Board regarding this property are complied with. 5. That the applicant obtains a loading zone on West Appleton Avenue. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 4, 2007. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	27395 Special Use	Thomas P. Manske, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility.	7808 W. Congress St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by Staff and will be rescheduled for an upcoming BOZA hearing.	
21	27270 Special Use	Rev. Lee Ross Shack, Lessee Request to occupy a portion of the premises as a religious assembly.	3610 N. Teutonia Av. A/K/A 3608 N Teutonia Av 6th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That the capacity is limited to 25 occupants based on exiting and restroom facilities. 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>
22	27324 Special Use	Lula Robinson, Property Owner Request to occupy the premises as a 24hr day care center for 6-8 children infant to 12yrs of age, Monday-Sunday.	3309 N. 11th St. A/K/A 3311 N 11th St 6th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. <ol style="list-style-type: none"> 1. 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. 	
23	27396 Special Use	Steven L. Warren, New Horizons Word of Faith Church; Lessee Request to continue occupying the premises as a religious assembly facility.	4514 W. Burleigh St. A/K/A 4508 W Burleigh St 7th 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 the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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24	27393 Special Use	Miguel & Norma Herrera, Property Owner Request to continue occupying the premises as a motor vehicle sales facility and body shop facility (painting).	2301 W. Forest Home Av. A/K/A 2313 W Forest Home Av 8th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
25	27412 Special Use	Carmen Velasquez, Property Owner Request to occupy the premises as a day care center for 25 children infant to 12yrs of age 6:00AM - 6:00PM.	1829 S. 25th St. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
26	27348 Special Use	Mary S. Reid, Property Owner Request to occupy the premises as a day care center for 75 children infant to 12 yrs of age, Monday-Friday 6:00AM to Midnight.	5836 W. Appleton Av. A/K/A 5840 W Appleton Av 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	27380 Special Use	Mr. Jim Wheat, Lessee Request to continue occupying the premises as a motor vehicle repair facility and car wash.	112 S. 68th St. 10th Dist.
	Action:	Granted 10 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That all car wash activity is conducted inside of the building. 6. That all wastewater is contained on site. 7. That landscaping and screening is maintained in a manner that meets the intent of city code. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	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:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
29	27325 Dimensional Variance	David Gray & Mark Schwebke Property Owner Request to raze the existing structure and construct a motor vehicle filling station, car wash, convenience store (with food service), and to allow two off-premise signs to be located on site and within 500 ft. of one another.	6800 W. Oklahoma Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Alderman and will be rescheduled at an outcoming BOZA hearing.	
30	27337 Dimensional Variance	Rose K. McGinnis, Property Owner Request to allow a parking area in the front yard of the premises (driveway is an existing drive).	182 W. Howard Av. 13th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	27304 Dimensional Variance	Juan A. Lugo, Property Owner Request to park a recreational vehicle in excess of the maximum vehicle length allowed.	1736 W. Grange Av. 13th Dist.
	Action:	Granted 10 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 petitioner build in accordance with plans submitted. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
32	27287 Special Use	Donald Michals, Lessee Request to add a motor vehicle sales facility (motorized bicycles) to the existing vehicle repair facility (motorcycles).	3902 S. Whitnall Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled on an upcoming BOZA agenda.	
33	27367 Use Variance	Lamar Outdoor Advertising Mr. Kurt Weis; Lessee Request to replace the existing off-premise sign with a new off-premise changeable messages/Digital LED sign that changes faster than every 60 seconds.	302 W. Rosedale Av. A/K/A 2601 S Chase Av 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for an upcoming BOZA hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	27350 Dimensional Variance	City of Milwaukee Redevelopment Authority, James Sayers;Property Owner Request to divide the parcel and construct a single-family residential dwelling without the minimum required front facade width.	1329 W. Lloyd St. A/K/A 1243 W Lloyd St 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
35	27197 Dimensional Variance	Mohammad Rafiq, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant without the required landscaping.	2651 W. Fond Du Lac Av. A/K/A 2635 W Fond Du Lac Av 15th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	27162 Special Use	Edward L. Jankowski Jr., Lessee Request to add motor vehicle repair and to continue occupying the premises as a motor vehicle sales and detailing facility.	6502 W. Fond Du Lac Av. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to approve this motor sales and detailing facility. Seconded by Leni Siker. Scott Winkler moved to deny the motor vehicle repair facility. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of city Development on February 22, 2005. 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 petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 10. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 11. That the applicant may not repair vehicles on site that are not to be sold on site. 12. That this Special Use (for motor vehicle sales and detailing only) 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>
37	27294 Special Use	Katherine Zaid, Lessee Request to add a motor vehicle repair facility to the existing non-conforming motor vehicle sales facility.	5230 W. Villard Av. 2nd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	
38	27300 Use Variance	Gwendolyn Jackson, Property Owner Request to occupy the premises as a day care center for 5 children infant to 12yrs of age, Monday-Sunday 6:30AM - 12:30AM.	9336 W. Birch Av. 2nd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
39	27322 Use Variance	T.B.M. Materials / Jim Smith Property Owner Request to occupy the premises for the processing or recycling of mined materials (concrete crushing facility) (limestone).	7240 W. Douglas Av. 2nd Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	27343 Dimensional Variance	Meinecke Holding's LLC, Property Owner Request to add an additional wall sign to the existing signage (existing sign is 130sqft.) on site.	5020 W. Fond Du Lac Av. A/K/A 5012 W Capitol Dr 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the changeable message is not changed more frequently than once every 60 seconds 5. That all other wall signs with the exception of the block letter 'ACE' sign are removed from the building's Fond du Lac Ave facade. 6. That this Dimensional 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>
41	27281 Special Use	Only God Can Children's Academy Prospective Buyer	7626 W. Florist Av. 2nd Dist.
		Request to occupy the premises as day care center for 80 children per shift infant to 12yrs of age, Monday-Friday 6:00AM - Midnight & Saturday 6:00AM - 3:00PM.	
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-805-5 of the Milwaukee Zoning Code (specifically, the ground sign must be limited to a maximum sign area of 40 square feet). 5. That the play area fence must be of a decorative metal variety and not chain link. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the applicant obtain a loading zone on North 77th Street in front of the premises. 8. That the unused curb cut on West Florist Avenue be restored to curb and gutter by the applicant. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	27299 Special Use	Tanya Coleman & Charles Jordan Prospective Buyer	8301 W. Silver Spring Dr. A/K/A 8305 W Silver Spring Dr 2nd Dist.
		Request to occupy the premises as a 24hr day care center for 60 children infant to 12yrs of age, Monday-Saturday.	
	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 outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 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>
43	27239 Special Use	Rashinder Lal & Harshinder P. Bhatia Property Owner	6727 W. Villard Av. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle filling station and convenience store.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 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 all previous conditions of the Board regarding this property are complied with. 7. That the applicant does not have outdoor storage or display of products or merchandise. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	27321 Use Variance	Timothy J. Brophy Jr., Property Owner Request to occupy a portion of the premises as general office.	1681 N. Prospect Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
45	27378 Special Use	Milwaukee County, Scott Smith;Property Owner Request to occupy the premises as a surface parking lot.	907 N. 10th St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. A revised landscape 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 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>
46	27373 Dimensional Variance	London Square Apartment Homes LLC Property Owner Request to erect 3 internally illuminated freestanding sign that are over the maximum allowed display area and over the maximum allowed number of freestanding signs per site.	2101 W. Galena St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances 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>
47	27177 Special Use	Donald Stark, Northwest Asphalt Products, Inc.;Property Owner Request to continue occupying the premises as a processing or recycling of mined materials (concrete crushing facility which includes stock piling of reclaimed road building materials in conjunction with crushing operation & hot asphalt production).	11802 W. Hampton Av. A/K/A 11804 W. Hampton Ave. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That pile heights not exceed the heights proscribed by the cross-section drawing submitted by the petitioner to the Department of City Development on December 23, 2005. 5. That the petitioner maintain landscaping along N. 119th St in accordance with the landscape plan submitted to the Board of Zoning Appeals on February 21, 2006 and that additional shrubs be planted along the N. 119th St frontage if necessary in order to meet the intent of the opacity requirements of city code. 6. That the petitioner maintains landscaping, screening and stockpile heights in compliance with 295-805-4-h & i. 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>
48	27107 Use Variance	Community Financial Service Center Corp., Lessee Request to continue occupying a portion of the premises as a currency exchange facility that is located within 1500ft. of another like facility and within 150 ft. of a one or two family residential district.	10400 W. Silver Spring Dr. 5th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
49	27141 Special Use	Super Hook Fish & Chicken LLC., Lessee Request to occupy the premises as a fast-food/carryout restaurant.	7601 W. Hampton Av. 5th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is installed according to the plan submitted to the board on December 21, 2005 and that landscaping is maintained to meet the requirements of s.295-405 of the Milwaukee Zoning Code. 5. That signage plans meeting the intent of s. 295-605-5 of the Milwaukee Zoning Code be submitted to and approved by the Zoning Administrative Group prior to the issuance of permits. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That the storefront windows remain as clear glass and maintained in an attractive manner. 8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 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>
50	27260 Special Use	Mazen Jaber, Property Owner Request to continue occupying the premises as a motor vehicle filling station, convenience store, and currency exchange facility within 150 ft. of a one or two family residential district (currency exchange open 9:00 a.m. - 7:00 p.m. Monday - Saturday), and to allow an additional sign for the currency exchange facility (signage was previously denied).	8332 W. Appleton Av. A/K/A 8334 W Appleton Av 5th Dist.
	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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises. 6. That the petitioner apply for a license as a currency exchange from the Wisconsin Department of Financial Institutions 7. That the operating hours of the check cashing facility shall be 9 a.m. to 7 p.m., Monday through Saturday 8. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 9. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 10. That there be no increase in freestanding signage, and any additional building signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code (plans to be submitted to and approved by the Zoning Administrative Group prior to the issuance of any permits). 11. That landscaping and screening is maintained in a manner that meets the intent of city code. 12. That the applicant does not have outdoor storage or display of products or merchandise. 13. 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. 14. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	26762 Special Use	Bulk Petroleum, Property Owner Request to continue occupying the premises as a motor vehicle filling station with a convenience store.	1909 W. Hopkins St. 6th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a new landscape and screening plan meeting the intent of city code section 295-405 is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group, and that landscape and screening improvements must be implemented within 90 days of staff approval of the landscape plan. The new landscape plan must include screening of the dumpster area. 5. That the petitioner shall be responsible for continuous landscape maintenance including plant material replacement on a seasonal basis if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of that species because of dieback, stunting or damage. 6. 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. 7. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises. 8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 9. That 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. 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. 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>
52	27012 Special Use	Tearman Spencer, Lessee Request to occupy the southern portion of the premises as a motor vehicle sales facility(separate vehicle repair facility located on the northern portion of the premises).	3030 N. Martin L King Jr Dr. 6th Dist.
	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 signage must conform to the sign standards of s. 295-605-5 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 no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That landscaping and screening per landscape plan approved by the Zoning Administration Group on March 20, 2006 is implemented within 90 days of occupancy weather permitting. 9. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 the petitioner obtains an occupancy certificate and complies with current State commercial building code for hazardous occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	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). Action: Dismissed Motion: Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3406 N. 22nd St. 6th Dist.
54	27323 Use Variance	Brian Harvey, Property Owner Request to occupy the premises as multi-family residential dwelling for 3 units (to legalize the conversion of the basement space into a third unit). Action: Denied Motion: Scott Winkler moved to deny the appeal. Seconded by Craig Zetley. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	4722 N. 44th St. A/K/A 4724 N 44th St 7th Dist.
55	27331 Special Use	Thelma L. Quinn, aka Thelma L. Jones; Property Owner Request to occupy the premises as a rooming house (5 bedrooms). Action: Adjourned Motion: Scott Winkler moved to adjourn the appeal. Seconded by Leni Siker. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2778 N. 27th St. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	27265 Dimensional Variance	Christ Kingdom Missionary Baptist Church, Rev. Robert Redd;Property Owner Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces.	3926 W. Burleigh St. A/K/A 3924 W Burleigh St 7th Dist.
	Action:	Granted 5 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 petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
57	27298 Special Use	Lillie M. Key, Prospective Buyer Request to occupy the premises as a day care center for 9 children infant to 12yrs of age, Monday-Friday 6:00AM - 10:00PM (operator would not live on site).	6935 N. 76th St. 9th 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>
58	27345 Dimensional Variance	Emma M. Erdmann, Property Owner Request to erect an additional sign that is over the maximum allowed sign area (additional sign to existing legal nonconforming freestanding sign will be increasing the nonconforming sign area).	6930 N. 76th St. 9th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
59	27342 Special Use	Demetria Perkins, Lessee Request to add a day care center for 30 to 45 children infant to 12 yrs. of age (total number of children for the school & day care is 130), 5:30 a.m. - 11:00 p.m. Monday thru Saturday to the existing school (elementary or secondary).	9155 N. 76th St. A/K/A 9127 N 76th St 9th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 19, 2007. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	26898 Dimensional Variance	Dwayne Toliver, Lessee Request to continue occupying the premises as a hand car wash without the minimum required landscaping and screening.	2571 N. 55th St. A/K/A 5514 W. Lisbon Av. 10th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a plan for a decorative metal fence to be installed along the N. 55th St frontage is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits, and that the fence is installed within 90 days of the approval of the fence plan. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That all car washing, drying and detailing activity is confined to inside of the building. 7. That the overhead door remain closed while cars are being serviced. 8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the petitioner removes all pennants, banners, portable signs and streamers from the exterior of the building. 11. That the petitioner removes the sign advising customers to 'blow horn' for entry. 12. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	27210 Special Use	Earl & Michele Turner, Prospective Buyer	3942 N. 76th St. 10th Dist.
		Request to occupy the premises as a day care center for 75 children infant to 12 yrs. of age, Monday - Friday 5:30 a.m. to 1:00 a.m.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening must meet the requirements of s.295-405 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 play area fence along North 76th Street and the north property line must be of a decorative metal variety. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for educational and 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 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>
62	27255 Use Variance	James N. Barbian, Property Owner Request to occupy the premises as a processing and or recycling of mined materials facility (concrete and asphalt storage and crushing).	6245 S. 6th St. 13th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
63	27318 Appeal of an Order	Shangrila Enterprises, Ltd., dba J. R. News; Lessee Request to appeal an order issued by the Department of Neighborhood Services determining that the premises is being occupied by an adult retail establishment without a certificate of occupancy.	831 N. 27th St. A/K/A 801 N 27th St 4th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
64	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:	Catherine Doyle moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<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 March 16, 2006 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for April 27, 2006.

Board member Winkler moved to adjourn the meeting at 6:55 p.m.. Seconded by Board member Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board