

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – April 27, 2006
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-61*)

Members: Henry P. Szymanski (*voting on items 1-26, 30-33, 35-42, 44-61*)
Scott R. Winkler (*voting on items 1-41, 43, 45-61*)
Catherine M. Doyle (*voting on items 1-61*)
Donald Jackson (*voting on items 1-61*)

Alt. Board Members: Georgia M. Cameron (*voting on items 42, 44*)
Leni M. Siker (*voting on items 27-29, 34, 41, 43*)

START TIME: 4:10 p.m.

End Time: 7:52 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	26630 Extension of Time	Bulk Petroleum Corp. Property Owner Request for an extension of time to comply with conditions of case No.24018 to construct a motor vehicle filling station and convenience store.	1932 W. State St. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	26621 Use Variance	Brad Thurman Property Owner Request to construct multi-family residential dwelling on the premises with a garage door that is within four feet and faces the street.	226 E. Garfield Av. A/K/A 224 E Garfield Av 6th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
3	27409 Special Use	Schneider Excavating, Inc. Other Request to occupy the premises for the processing or recycling of mined materials (concrete recycling facility) without the code required landscaping and with stockpile heights that exceed code.	1225 S. Carferry Dr. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Board and will be rescheduled at the next available agenda.	
4	27394 Special Use	Renaissance Food Court LLC. Prospective Buyer Request to occupy the premises as a principal parking lot (parking lot is for the adjacent restaurant at 3617 W. North Ave.).	2236 N. 37th 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 Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a revised landscape plan for this parcel and the petitioners abutting restaurant parcel (3671 W. North Ave. BOZA case# 27216) that meets the intent of city code section 295-405 for Type 'B' landscaping is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan must include a decorative metal fence along the North 37th St. frontage and include details for the dumpster enclosure. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on January 30, 2016. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	27456 Special Use	Sandhar Corporation, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store.	905 W. Center 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in a manner that meets the intent of city 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 the applicant does not have outdoor storage or display of products or merchandise. 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 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>
6	27457 Special Use	Faith Temple Pentecostal, Property Owner Request to continue occupying the premises as a day care center for 8 children ages infant to 12 yrs of age, Monday-Friday 6:00AM to Midnight.	2460 W. Fond Du Lac Av. 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 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. 	
7	27425 Special Use	Cheryl Mayes, Lessee Request to continue occupying a portion of the premises as a religious assembly hall.	6067 N. Teutonia Av. 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 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>
8	27429 Special Use	Ferlisha Ivy, Lessee Request to occupy a portion of the premises as a 24 hr day care center for 150 children (50 per shift) infant to 12yrs of age, Monday-Friday.	1935 W. Silver Spring Dr. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
9	27440 Dimensional Variance	Patricia White, Property Owner Request to construct a rear addition to the existing residential dwelling without the minimum required rear setback.	2022 W. Neil Pl. 1st 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>
10	27453 Special Use	David Cunningham, Northland Companies;Property Owner Request to occupy a portion of the freestanding building on the premises as a fast-food carryout restaurant with a drive through facility.	6041 N. Teutonia Av. A/K/A 6001 N Teutonia Av 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 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	27419 Special Use	Teen Challenge, Lessee Request to occupy the premises as a second-hand store (clothing, house wares, & furniture).	9014 W. Appleton Av. 2nd 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 petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 7. That the applicant does not have outdoor displays 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 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>
12	27428 Special Use	Thanks A-lot, LLC, Bonnie Bockl Joseph;Property Owner Request to continue occupying the premises as a surface parking lot. Action: Granted 2 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	843-63 N. Plankinton Av. 4th Dist.
13	27445 Other	Clear Channel Outdoor, Lessee Request to modify the height of the board approved off premise sign from 60 ft to 95 ft due to a change in grade. Action: Granted Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	431 N. 5th St. 4th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	27449 Special Use	Laytoya Kim-Knighton, Property Owner Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, Monday - Friday 7:00 a.m. to 10:00 p.m.	332 N. 30th St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no exterior signage associated with the day care center. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That there are no exterior signs or banners. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
15	27458 Dimensional Variance	Milwaukee County, Scott Smith;Property Owner Request to allow the Board approve parking lot without the minimum landscaping and screening requirements, without the minimum front setback of the principal building, and a fence that is over the maximum allowed height.	907 N. 10th 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 petitioner build in accordance with plans submitted. 4. That all previous conditions of the Board regarding this property are complied with. 5. 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>
16	27382 Dimensional Variance	Kalim Beg, KAL Service;Property Owner Request to remodel the existing motor vehicle filling station by eliminating the motor vehicle repair facility to expand the convenience store without the minimum required south elevation glazing and add a car wash facility.	11728 W. Hampton Av. 5th 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 any proposed new or expanded signage requiring a variance is eliminated from this proposal. 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 applicant does not have outdoor storage or display of products or merchandise. 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 this Special Use is granted for a period of ten (10) years and that the 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>
17	27400 Special Use	Punit Jaiswal, Lessee Request to occupy a portion of the parking area of the existing motor vehicle filling station for heavy motor vehicle rental facility(3 parking spaces for rental trucks).	5401 N. Lovers Lane Rd. 5th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the 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 time commencing with the date hereof and expiring on December 16, 2013. 	
18	27427 Special Use	Hannah's Development & Learning Center, Property Owner Request to increase the hours of operation from 6:00AM - 6:00PM to 6:00AM - Midnight of the existing day care center for 30 to 50 children infant to 12yrs of age, Monday-Friday.	412 E. Burleigh St. A/K/A 416 E Burleigh 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.	
	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 May 5, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	27439 Special Use	Churches of the First Born A Rock Foundation, Inc., Property Owner Request to continue occupying the premise as a religious assembly hall.	3338 N. Martin L King Jr Dr. A/K/A 3346 N Martin L King Jr Dr 6th 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 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>
20	27446 Special Use	Sheila Jordan, Lessee Request to occupy the premises as a day care center for 150 children (75 per shift) infant to 12 yrs. of age, Monday - Friday 6:00 a.m. to 11:00 p.m. 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 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 five (5) years, commencing with the date hereof. 	2850 N. Teutonia Av. 6th Dist.
21	27450 Special Use	Kalim Beg, KAL Service, Inc.;Property Owner Request to add a car wash to the existing board approved motor vehicle filling station and convenience store.	232 W. Locust St. A/K/A 2910 N Martin Luther King Dr 6th Dist.
		Action: Adjourned	
		Motion: This matter was adjourned at the request of an interested party and will be rescheduled at an upcoming BOZA agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	27433 Special Use	Judith Jackson, Property Owner Request to occupy the premises as a day care center for 25 children infant to 12yrs of age Monday-Friday 6:00AM - Midnight.	3924 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for an upcoming BOZA hearing.	
23	27444 Special Use	Amit Ray Property Owner Request to occupy the premises as a day care center for 60 children 2 yrs. - 12 yrs. of age, Monday - Friday 6:30 a.m. to 6:00 p.m. & Saturday 9:00 a.m. to 5:00 p.m.	5209 W. Hampton Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
24	27447 Special Use	Upper Iowa University, Fritz Oppenlander;Lessee Request to occupy a portion of the premises as a college.	620 S. 76th St. 10th 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 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>
25	27437 Special Use	McDonald's Corporation, Property Owner Request to amend the hours of operation from 5:00 a.m. - 11:00 p.m. Sunday thru Thursday, to 5:00 a.m. - Midnight Monday thru Sunday and continue occupying the premises as a fast-food/carry-out restaurant with a drive thru facility.	3137 S. 76th St. 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 all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 28, 2013. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	27459 Dimensional Variance	St. John Evangelical Lutheran Church & School, Property Owner Request to replace the existing sign (school sign) with a new monument sign that is over the maximum allowed sign area and over the maximum numbers of signs per site (received separate Board approval for a new sign for the religious assembly hall located on the same parcel).	4001 S. 68th St. A/K/A 6802 W Forest Home 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 petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
27	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:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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.	2710 N. Farwell Av. A/K/A 2712 N Farwell Av 3rd 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 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 the plan of operation dated April 17, 2006, be adhered to in its entirety. 6. That this Variance 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>
29	27134 Special Use	Platinum Motors LLC., Rigoberto Arteaga;Prospective Buyer	3822 W. National Av. 8th Dist.
		Request to occupy the premises as a motor vehicle repair facility and body shop.	
	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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code (specifically, the wall sign is limited to a maximum sign area of 25 square feet). 5. That no disabled or unlicensed vehicles or parts are stored outside. 6. That all repair work is conducted inside of the building. 7. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 9. That the petitioner complies with current State commercial building code for hazardous occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. The rear door is only to be utilized a maximum of three (3) times per day for rubbish removal. 11. 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>
30	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 Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
31	27344 Special Use	National Real Estate Investment Mickey Govani; Property Owner Request to modify the Board approved case No. 25139 by not constructing the corner building which housed the filling station and to continue occupying a portion of the premises as a motor vehicle repair facility, creating a special use for an accessory parking lot located between the street facade of the principal building and a street lot line.	1614 W. National Av. 12th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	27262 Special Use	Anthony A. LaCroix, Property Owner Request to continue occupying the premises as a motor vehicle sales facility (classic & used cars).	620 S. 6th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in a manner that meets the intent of city code. 6. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	27417 Special Use	Mariann Noyes, D/B/A Noyes Performance;Prospective Buyer	5801 S. 27th St. 13th Dist.
		Request to occupy the premises as a motor vehicle repair and sales facility (motorcycle sale & repair and the sale of accessories).	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That if the existing pylon is used then one of the two existing sign cabinets must be removed and that freestanding signage is restricted to the remaining sign cabinet (all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code). 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That landscaping and screening is implemented and maintained according to the landscape plan approved by the Department of City Development on February 12, 2001. 7. That all repair work is conducted inside of the building. 8. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the 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 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>
34	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 Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
35	27383 Dimensional Variance	Rhonda J. & Matthew J. Burger Property Owner Request to occupy the 1st floor of the existing residential dwelling as a general retail establishment (frame shop) that does not meet the home occupation standards.	2607-09 S. Logan Av. 14th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 H. Szymanski 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 signage must meet the signage standards for residential zoning districts under s.295-505-5 of the Milwaukee Zoning Code. 5. That the applicant limits the use to a maximum of two customers at any one time and has no more than one employee. 6. That the applicant obtains a conversion permit to convert the building to a single family residence to comply with the State Commercial Building Code exemption that limits a home occupation to a maximum of 25 per cent of habitable floor area of a dwelling unit. 7. That the applicant does not expand the home occupation beyond the area identified in the floor plan. 8. 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>
36	27370 Special Use	The American Dream, Donna Martinez;Lessee Request to occupy the premises as a transitional living facility for 7 men (homeless men or individuals from a correctional institution).	2523 N. 27th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
37	27375 Special Use	Donna Martinez, The American Dream;Property Owner Request to occupy the premises as a transitional living facility for 6 women (homeless, correctional institution).	1024 W. Hadley St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled on an upcoming BOZA agenda.	
38	27377 Use Variance	Jimmy McClendon, Property Owner Request to occupy the premises as a transitional living facility for men ages 18 & older (homeless, substance abuse).	2811 N. 34th St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
39	27297 Special Use	Sharon Riley, Property Owner Request to occupy the premises as a group home for 5 males, ages 12 - 17.	5025 N. Hopkins St. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	27266 Special Use	Moses Zakhriants, Lessee Request to continue occupying the premises as an assembly hall (recreational facility/social hall for dinners, dances, receptions & other social gatherings).	5839 N. 94th St. 2nd 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 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. 	
41	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:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 1 S. Winkler 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	27454 Appeal of an Order	Sanford Parsons, Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining that the premises is occupied as a rooming house.	3242 N. Shepard Av. 3rd Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to uphold the order. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
43	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:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Donald Jackson	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
44	27384 Special Use	Pastor Anthony N. Nash, Lessee Request to occupy the premises a religious assembly hall.	510 N. 27th St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C . Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use is granted for a period of 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>
45	27385 Use Variance	Andrew Sitarski, Atty. Jacques Condon;Property Owner Request to convert the existing apartment building into a multi-family residential dwelling (12 unit condominiums) without the minimum lot area per dwelling unit.	2436 W. Kilbourn Av. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for an upcoming BOZA agenda.	
46	26760 Dimensional Variance	Larry Lococo & Kathleen D'Acquisto Irrevocable Trust;Property Owner Request to continue occupying the premises as a parking lot without the minimum required landscaping.	417 E. Chicago St. 4th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
47	27334 Special Use	Quincy Johnson, Property Owner Request to occupy the premises as a day care center for 8 children infant to 12yrs of age , 6:00AM - Midnight Monday-Friday.	3780 N. 10th St. 6th 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 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>
48	27352 Special Use	Clarindria White & Aisha Barkow Property Owner	3442 N. 14th St. 6th Dist.
		Request to occupy the premises as a group home for 5 teenage mothers(12yrs-17yrs of age mothers and with a maximum of 1 child each).	
	Action:	Granted 1 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 applicant does not exceed eight total occupants at any one time including teenage mothers and children. 5. That a 24-hour contact name and phone number be provided to the Board office. 6. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 7. That all visits are supervised. 8. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
49	27423 Special Use	Priya Corp., Andy's On Capitol;Prospective Buyer	275 E. Capitol Dr. 6th Dist.
		Request to occupy the premises as a motor vehicle filling station, car wash, convenience store and a dry cleaning establishment.	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 S. Winkler Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	26796 Special Use	Boykin Blackman, Lessee Request to continue occupying the premises as car wash, and a motor vehicle repair and sales facility(tires).	3854 N. Teutonia Av. 6th Dist.
	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 no disabled or unlicensed vehicles, auto parts or tires are stored outside. 5. That all car wash activity and repair work is conducted inside of the building. 6. That all wastewater is contained on site. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 8. That there be no increase in signage from the 150 square foot maximum total site signage imposed by case No. 22814. 9. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 10. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 11. That 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>
51	27328 Use Variance	Darlene Holmes, Property Owner Request to occupy the premises as an assembly hall (Christian social club).	3001 N. Richards St. 6th Dist.
	Action:	Granted 1 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 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 assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 6. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 7. That this Variance is granted for a period of one (1) year, commencing with the date hereof. 	
52	27286 Special Use	Lee Anna Jarrett, Lessee Request to continue occupying the premises as a group home for 8 teens 12yrs to 17yrs of age.	3221 N. 12th St. A/K/A 3223 N 12th St 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	27249 Use Variance	Shawna K. Whitehead, Prospective Buyer Request to continue occupying the premises as a 24hr day care center for 8 children infant to 12 yrs of age, Monday-Sunday.	4317 N. 38th St. 7th Dist.
	Action:	Granted 5 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 all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	27411 Special Use	Rafael Lopez Property Owner Request to occupy a portion of the existing limited wholesale facility as a car wash and auto detail facility. Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the hand car wash and detailing facility is utilized only for vehicles for sale through the limited wholesale business. 5. That all wastewater is to be contained on-site. 6. That all washing, drying and detailing is to occur inside 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 three (3) years, commencing with the date hereof. 	2934 W. Burnham St. 8th Dist.
55	27410 Special Use	Rafael Lopez, Property Owner Request to occupy the premises as an accessory parking lot which is located between the street facade of a principal building and a street lot line (employee parking lot for 2934 W. Burnham).	2911 W. Burnham St. 8th Dist.
		Action: Adjourned	
		Motion: This matter was adjourned at the request of the applicant and will be dismissed at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	26948 Special Use	SF&S Petroleum Inc., Prospective Buyer Request to occupy the premises as a motor vehicle filling station with a convenience store.	4235 W. Silver Spring Dr. 9th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
57	27268 Special Use	ABC Day Care, Jan Schmitt; Lessee Request to continue occupying the premises as a day care center reducing the number of children from 120 to 91 infant to 12yrs of age, Monday-Friday 6:30AM-11:30PM.	5920 W. Center St. 10th Dist.
	Action:	Granted 5 yrs.	
	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 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>
58	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:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the petitioner take all measures necessary to control litter, traffic congestion on North 58th St., loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 10. That a contact name and phone number be provided to the Board office. 11. 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	27336 Special Use	Deanna Lyles & Anthony Moss, Lessee Request to occupy the premises as a day care center for 50 children infant to 12 yrs. of age, Monday - Friday 7:00 a.m. to 10:00 p.m.	5611 W. Lisbon Av. 10th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	26623 Special Use	Shawn Weaver, Lessee Request to occupy the premises as a 24 hr day care center for 100 children infant to 13 yrs of age, Monday-Sunday.	5100 W. Center St. A/K/A 5102 W Center St 10th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 1 D. Jackson Nays, 0 Abstained.	
61	27036 Special Use	Michael Landry, Area Rental;Property Owner Request to add two additional pumps and continue occupying the premises as motor vehicle filling station in conjunction with the existing equipment rental facility on site.	8712 W. Lisbon Av. 5th 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>
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Other Business:

Board member Winkler moved to approve the minutes of the April 6, 2006 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for May 18, 2006.

Board member Winkler moved to adjourn the meeting at 7:52 p.m.. Seconded by Board member Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board