

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING – November 15, 2007**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairman:** Craig H. Zetley (*voting on items 1-85*)

**Members:** Henry P. Szymanski (*voting on items 1-40, 43-85*)  
Scott R. Winkler (*excused*)  
Catherine M. Doyle (*1-59, 61-85*)  
Donald Jackson (*voting on items 1-85*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 1-85*)  
Leni M. Siker (*voting on items 41, 42, &60*)

START TIME: 4:15p.m.

End Time: 8:05p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	28071 Dimensional Variance	Housing Authority of the City of Milwaukee Property Owner  Request to split the lot and construct a single-family residential dwelling without the minimum required on-site parking.	1654 N. 27th St. A/K/A 1658 N. 27th St. 15th Dist.
Action:		Dismissed	
Motion:		Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
Vote:		4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	27591 Dimensional Variance	Frank Steeves Lessee  Request to allow a wall sign that is over the maximum allowed sign display area for the permitted cultural institution (Discovery World Educational Center) that is located in a lakefront overlay zone.	530 N. Harbor Dr. 4th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
3	28110 Other	Ajit Singh Property Owner  Request to modify condition No. 1 of the Boards decision for case No. 27843 (regarding the implementation of landscaping and screening improvement within 120 days).	1909 W. Hopkins St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available agenda.	
4	28172 Special Use	Vincent J Wilkerson Lessee  Request to occupy a portion of the 1st floor of the premises as a secondary/elementary (k4- 8th grade) school (a previous school was approved by the Board for suite 210).	8634 W. Brown Deer Rd. 100 A/K/A 8634 W. Brown Deer Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	27950 Special Use	Amazing Ministries Worship Center Property Owner  Request to continue occupying the premises as a religious assembly hall.	5412 W. Burleigh St. A/K/A 5418 W. Burleigh St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	
6	27594 Special Use	Amazing Ministries Worship Center Property Owner  Request to continue occupying the premises as a principal parking lot.	5506 W. Burleigh St. A/K/A 5418 W. Burleigh ST. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	
7	27614 Special Use	Sajan Makbul Property Owner  Request to remodel the existing motor vehicle filling station (eliminating the overhead service doors to expand the convenience store, building footprint will remain).	5100 W. Burleigh St. 10th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	28070 Special Use	Matthew Shilts Shilts.net Properties LLC.;Property Owner  Request to combine the parcels and construct a multi-tenant structure that will house general retail and a fast food/carryout restaurant with a drive through facility.	1430 S. 1st St. A/K/A 1432 S. 1st St. 12th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	27961 Dimensional Variance	Timothy Dixon Property Owner  Request to allow two temporary banner signs (promotion for grand opening, requesting 433 days) over the maximum allowed display time period of 60 days.	500 W. Florida St. 12th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	28114 Special Use	Mandeep Dhawan Northside Petroleum;Property Owner  Request to reaffirm the Boards previous decision to raze the existing structure and construct a motor vehicle filling station and convenience store.	1605 W. Oklahoma Av. 13th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	28570 Special Use	Francisco Sanchez Property Owner  Request to continue to occupy a portion of the premises (west portion of building) as a motor vehicle body shop.	1829 W. Center St. A/K/A 1835 W. Center St. 15th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	28594 Special Use	General Capital Group Property Owner  Request to occupy the premises as a multi-use assembly hall (wedding receptions, art exhibits, private parties or functions, fundraisers, etc.).	2625 S. Greeley St. A/K/A 2625 S. Greeley St. 412 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for NS2 zoning districts.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	28551 Special Use	Rafik Imseitef Lessee	1400 W. North Av. 15th Dist.
		Request to continue occupying the premises as a motor vehicle repair and sales facility (installation of tires, and electronic sound equipment).	
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That any testing of audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification.</li> <li>5. That landscaping and screening is implemented and maintained in a manner that meets the intent of city code.</li> <li>6. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>7. That the projecting wall sign frame either be removed or restored with a new sign plate.</li> <li>8. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</li> <li>9. 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.</li> <li>10. That there be no work conducted on vehicles in the public right of way.</li> <li>11. That there be no vehicles stored in the public right of way.</li> <li>12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>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.</li> <li>14. That all product installation and testing is done inside the building and no work or testing is performed in the parking lot.</li> <li>15. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	28554 Special Use	Latasha A Hines Lessee  Request to occupy the premises as a used appliance store.	3825 W. Center St. A/K/A 3829 W. Center St. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That no interior or exterior window or door grates are used.</li> <li>7. That the applicant does not have outdoor display of products or merchandise.</li> <li>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.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
15	28575 Special Use	Darnita Fulbright Lessee  Request to occupy the premises as a second-hand store (used furniture and appliances).	2135 W. North Av. A/K/A 2248 N. 22nd St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party 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>
16	28552 Special Use	Robert Sinclair Lessee	4900 N. Hopkins St. 1st Dist.
		Request to continue occupying the premises as a car wash facility.	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code (specifically that the portable freestanding sign be removed).</li> <li>7. That there be no work conducted in the public right of way.</li> <li>8. That there be no vehicles stored in the public right of way.</li> <li>9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>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.</li> <li>11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	28573 Special Use	Caprice Mathies Lessee	3727 W. Villard Av. 1st Dist.
		Request to occupy the premises as a day care center for 80 children (40 children per shift), ages 6 wks. to 12 yrs., operating Monday through Friday from 6 a.m. to midnight.	
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That the applicant obtains a loading zone on West Villard Avenue.</li> <li>8. That the petitioner obtains an occupancy certificate by having all required inspections, 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.</li> <li>9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	28577 Use Variance	Christ Child Society Lessee  Request to continue occupying the premises as a second-hand store (resale boutique).	4033 W. Good Hope Rd. A/K/A 7133 N. 40th St. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage meet the intent of city code.</li> <li>5. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
19	28590 Use Variance	Katherine Handy Property Owner  Request to increase the number of children per shift from 5 children to 8 children and to increase the days of operation to include weekends (Saturday and Sunday) operating from 6:00 a.m. to midnight for a previously Board approved day care center.	4620 N. 27th St. A/K/A 4620 N. 27th St. 3 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	28595 Special Use	Grace Family Day Care Evaughn High;Property Owner  Request to extend the hours of operation from 7:00 a.m. - 6:00 p.m. to 7:00 a.m. - 12:30 a.m. for the existing Board approved day care center accommodating 99 children, ages 6 wks. to 12 yrs.	2809 W. Atkinson Av. A/K/A 2819 W. Atkinson Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. That all previous conditions of the Board regarding this property are complied with.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	28466 Use Variance	Ibrahim Mahmoud Property Owner	5040 W. Fond Du Lac Av. A/K/A 4030 N. 51st Bl. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That all installation work occur inside the building.</li> <li>6. That any testing of audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification</li> <li>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.</li> <li>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.</li> <li>9. That there be no work conducted on vehicles in the public right of way.</li> <li>10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>12. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	28542 Special Use	Latosha L Benning Lessee	8711 W. Fond Du Lac Av. A/K/A 8761 W. Fond Du Lac Av. 2nd Dist.
		Request to occupy the premises as a day care center operating from Monday - Friday from 5:30 a.m. - 12:00 a.m., for 64 children (two shifts of 32), ages 4 wks. to 12 yrs.	
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That the petitioner obtains an occupancy certificate by having all required inspections, 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.</li> <li>8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	28544 Special Use	DBA Developing Youth Childcare Center, LLC Maria Woodruff; Lessee	8713 W. Fond Du Lac Av. A/K/A 8761 W. Fond Du Lac Av. 2nd Dist.
		Request to occupy the premises as a day care center for 60 children, ages 6 wks. to 12 yrs., operating 24-hours a day from Monday through Sunday.	
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That the petitioner obtains an occupancy certificate by having all required inspections, 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.</li> <li>8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
24	28553 Special Use	Ola Benson Lessee	5401 N. 76th St. A/K/A 5401 N. 76th St. 100 2nd Dist.
		Request to continue occupying a portion (unit 200) of the premises as a religious assembly hall.	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request on an interested party and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	28586 Special Use	Claudett R Zollicoffer Lessee  Request to continue occupying the premises as a day care center for 50 children infant to 12yrs of age, Monday - Friday from 6:00 a.m.- 12:00 a.m.	6427 W. Capitol Dr. A/K/A 6435 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	
26	28404 Special Use	Jean Templer Lessee  Request to increase the hours of operation from 6:00 a.m. - 5:30 p.m Monday - Friday to 6:00 a.m.- Midnight, Monday - Friday and continue occupying the premises as a day center for 65 children infant to 12 yrs. of age (also there is an existing school for 145 children on site).	4248 N. 76th St. A/K/A 4248 N. 76th St. 1 2nd Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 19, 2010.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	28592 Special Use	Annette French Lessee  Request to continue occupying the premises as a second-hand store.	1117 E. Brady St. A/K/A 1115 E. Brady St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available agenda.	
28	28560 Special Use	St. John's Cathedral Very Rev. Carl Last, Vice President;Property Owner  Request to continue occupying the premises as a social service facility.	845 N. Van Buren St. A/K/A 630 E. Wells St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	28555 Special Use	Kyle Strigenz Property Owner	153 N. Milwaukee St. 4th Dist.
		Request to construct a principal use parking lot (modification of existing parking area).	
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Second by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the landscape and screening plan submitted on September 20, 2007 is revised to meet the intent of city code (the revised plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administrative Group and by the Third Ward Architectural Review Board prior to the issuance of any permits).</li> <li>5. That landscaping and screening in conformance with the approved landscape plan is installed within ninety (90) days of occupancy (if occupancy occurs between September 30th and March 1st then landscaping and screening must be installed within ninety (90) days of March 1st).</li> <li>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	28591 Special Use	Anitra Massey Peter Massey;Lessee  Request to continue occupying a portion of the premises as a day care center for 84 children (42 per shift), infant to 12 yrs. of age, operating Monday through Friday from 6:00 a.m. to 11:00 p.m. and Saturday from 8:00 a.m. to 4:00 p.m.	10136 W. Fond Du Lac Av. A/K/A 10142 W. Fond Du Lac Av. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	28548 Special Use	Phyllis Weakley Property Owner  Request to continue occupying the premises as a family day care home for 8 children, infant to 12 yrs. of age, operating from 6 a.m. - midnight, 7 days per week.	3025 N. 18th St. A/K/A 3027 N. 18th St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. That there be no signage associated with the day care facility.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	28567 Dimensional Variance	It Had To Be You, LLC. Property Owner  Request to construct a garage addition to the premises without the minimum required setback and landscaping .	1719 N. 4th St. 6th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
33	28539 Special Use	Judith Jackson Property Owner  Request to increase the amount of children from 25 to 30 for a previously Board approved day care center operating Monday through Friday from 6:00 a.m. to 6:00 p.m..	3924 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	28549 Special Use	Vanessa Key Property Owner	4828 W. Fond Du Lac Av. A/K/A 4830 W. Fond Du Lac Av. 7th Dist.
		Request to continue occupying the premises as a social service facility and community center.	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	28579 Special Use	All About Me Day Care, Inc. Eloise Perry;Property Owner	4322 W. Center St. A/K/A 4326 W. Center St. 7th Dist.
		Request to continue occupying the premises as a day care center (expanding into the area located at 4326 W. Center) for 38 children, 6 wks. to 12 yrs. of age, operating 24 hrs. per day, and 7 days per week (previously approved learning center to be eliminated).	
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That the petitioner obtains an occupancy certificate by having all required inspections, 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.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	28454 Special Use	Warren Real Estate Venture, Inc. Lessee  Request to occupy the premises as a parking lot .	3151 S. 27th St. A/K/A 3155 S. 27th St. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening in accordance with the landscape plan submitted to the Board on July 26, 2007 is installed by July 1,2008.</li> <li>5. That landscaping and screening is maintained in accordance with the approved landscape plan.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	28547 Special Use	Robert Conrad Council for the Spanish Speaking;Property Owner	1645 S. 36th St. A/K/A 1648 S. 37th St. 8th Dist.
		Request to continue occupying the premises as a day care center and increase the number of children from 70 to 118, ages 3 to 5, operating Monday through Friday from 7:00 a.m. to 5:30 p.m..	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M.</li> <li>5. That the petitioner obtains an occupancy certificate for the increased number of children by having all required inspections, 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.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	28536 Special Use	Ferdinand Jones III Lessee	5700 W. Hemlock St. 9th Dist.
		Request to occupy the premises as an auto repair facility.	
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-805-5 of the Milwaukee Zoning Code.</li> <li>5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>6. That all repair work is conducted inside of the building.</li> <li>7. That there be no work conducted on vehicles in the public right of way.</li> <li>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.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	28537 Special Use	Mi Escuelita Day Care Aida L. Molina;Lessee	1599 W. Windlake Av. 12th Dist.
		Request to increase the hours of operation from 6:30 a.m. - 9:00 p.m., Monday through Friday, to 6:00 a.m. - midnight, Sunday through Saturday, for a previously Board approved day care center (second floor to be used as office space for staff).	
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for business occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on October 31, 2011.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	28556 Dimensional Variance	Mill Valley Recycling, LLC Property Owner  Request to continue to allow an 8 ft. solid fence without the minimum landscaping on the premises.	125 E. Mineral St. A/K/A 139 E. Mineral St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That stockpile heights are in compliance with s295-805-4-h-2 of the Milwaukee Code of ordinances.</li> <li>6. That the applicant complies with all previous Board of Zoning Appeals conditions.</li> <li>7. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	27975 Special Use	Kurt Bechthold Property Owner  Request to continue occupying the premises as a facility that engages in the processing or recycling of mined materials (stockpiling and crushing of concrete and asphalt).	7460 N. 60th St. A/K/A 7500 N. 60th St. 9th Dist.
	Action:	Granted 1 yr.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That all dust is controlled on site.</li> <li>6. That all trucks (and loads) entering and exiting the site be covered in some manner.</li> <li>7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	
42	28394 Special Use	Cindy Neeley Lessee  Request to occupy the premises as a religious assembly hall.	1720 W. Lincoln Av. A/K/A 1720 B W. Lincoln Av. 13th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	28550 Dimensional Variance	Randy Michalzik Property Owner  Request to construct a gambrel roof on an accessory structure (garage) without possessing a gambrel roof on the primary structure (house) on site.	1522 E. Tripoli Av. 14th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski 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>
44	28462 Special Use	Davinder Singh Property Owner	2759 S. Kinnickinnic Av. A/K/A 2765 S. Kinnickinnic Av. 14th Dist.
		Request to raze the existing Board approved motor vehicle filling station and convenience store, and construct a new motor vehicle filling station and convenience store .	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski move 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on 10/30/07 is installed within 120 days of occupancy. If occupancy occurs between September 30th of the year of occupancy and March 1st of the following year then landscaping and screening must be installed within 120 days of March 1st.</li> <li>9. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>10. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	28490 Special Use	Donna Palmer Lessee  Request to occupy the premises as a day care center for no more than 8 children per shift, ages infant - 12 yrs of age, operating Monday through Friday from 6:00 a.m. to Midnight.	2476 W. Monroe St. 15th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
46	28446 Special Use	Darcus Young Lessee  Request to occupy the premises as a rooming house for 17 people.	3500 W. Center St. A/K/A 3516 W. Center St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	28281 Special Use	Christina Mitchell Property Owner  Request to continue occupying the premises as a 24 hr. day care center for 50 children infant to 12 yrs. of age operating Monday - Sunday, and as an adult day care center for 20 individuals operating Monday - Sunday 8:00 a.m. to 6:00 p.m.	3511 W. Lisbon Av. A/K/A 3513 W. Lisbon Av. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That parents be informed that the public parking area along the alley at the rear of the site is available for drop offs and pick ups.</li> <li>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
48	28119 Special Use	Agape Love Deliverance Church Property Owner  Request to add a religious assembly hall to the existing Board approved elementary/secondary school.	4716 W. Lisbon Av. A/K/A 4718 W. Lisbon Av. 15th 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>
49	28530 Use Variance	Jeremeiah Baptist Church Property Owner  Request to construct a principal use parking lot for a religious assembly hall.	4425 W. Villard Av. A/K/A 4423 W. Villard Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
50	27932 Special Use	Asad Elwir Prospective Buyer  Request to add a motor vehicle sales facility (used cars) to the existing non-conforming motor vehicle repair facility.	4957 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	28441 Special Use	Northwest Full Gospel Tabernacle Lessee  Request to occupy a portion of the premises as a religious assembly hall.	4405 N. 60th St. A/K/A 4411 A N. 60th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of Board staff.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	28477 Special Use	Deborah Boyd Property Owner	6831 W. Villard Av. 2nd Dist.
		Request to increase the number of children from 40 to 62, and to continue occupying the premises as a day care center, Monday - Friday from 6 a.m. to 12 a.m, for children ages 6 wks. - 12 yrs..	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. That all previous conditions of the Board regarding this property are complied with.</li> <li>6. That the applicant obtains a new certificate of occupancy by having the building re-evaluated for the increased number of children.</li> <li>7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on August 1, 2010.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	28360 Special Use	Gene Berres Property Owner	9222 W. Appleton Av. A/K/A 5281 N. 91st St. 2nd Dist.
		Request to increase the number of resident beds from 28 to 58 (54 beds for residents & 4 beds for on site staff), to construct two new buildings on site, and continue occupying the premises as a rooming house (the first building will be a 30 bed dorm facility adjacent to the current building, and the second will be a chapel/multi-purpose building).	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a revised site plan and plan of operation are submitted to the Board that indicates that the new parking lot (as depicted on the site plan submitted to the Board of Zoning Appeals on October 16, 2007) is on a separate parcel in a different zoning district and is therefore not a part of the special use request for the rooming house and multi-purpose room, but that this parking lot (which is will be owned by the petitioner) will be made available to the rooming house / multi-purpose room as needed.</li> <li>5. That the project is developed in accordance with the plans that were submitted to the board on October 16, 2007 and any changes to these plans must be submitted to the Board and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	28361 Special Use	Craig Harper Property Owner  Request to continue occupying the premises as a motor vehicle sales, detailing, repair, and whole sales facility.	9246 W. Appleton Av. 2nd Dist.
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That all previous conditions of the Board regarding this property are complied with.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
55	28268 Special Use	Kourtney Stevens Other  Request to occupy the premises as a day care center for 85 children per shift infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. to Midnight.	6830 W. Villard Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	28225 Special Use	Phebe Holmes Property Owner  Request to occupy the premises as a day care center for 97 children infant to 12 yrs. of age, operating Monday - Saturday 6:30 a.m. to Midnight.	5268 N. 76th St. 2nd Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
57	28321 Special Use	Shartavia Adams Lessee  Request to increase the number of children from 68 to 90 and continue occupying the premises as a 24 hr. day care center for children infant to 12 yrs. of age, operating Monday through Friday.	6627 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff.	
58	28493 Dimensional Variance	Mark Thomas Itinerate Dev; LLC.;Property Owner  Request to convert a 3-family dwelling into a 4-family dwelling without the minimum lot area (tavern to be converted into dwelling on first floor) .	2862 N. Bremen St. A/K/A 2862 N. Bremen St. B 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	28495 Dimensional Variance	Richard W. Geis Guardian Investment Real Estate;Other  Request to utilize the attic as additional living space (1 bedroom) as part of a two story residential duplex without the code required setback.	2934 N. Maryland Av. A/K/A 2936 N. Maryland Av. 3rd Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	28574 Special Use	Educator's Credit Union Greg Gowdy;Prospective Buyer  Request to occupy the premises with a bank/financial institution (permitted use) that has a drive through facility associated with it that does not possess a code required queue lane of 200 ft .	2034 E. Ivanhoe Pl. A/K/A 2243 N. Prospect Av. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	28393 Dimensional Variance	Joua Her Property Owner  Request to park 8 motor vehicles on site (4 permitted by code).	1512 N. 35th St. A/K/A 1514 N. 35th St. 4th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny this appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
62	28473 Special Use	St. James Estates LLC Therese Gilling;Property Owner  Request to occupy the premises as a rooming house for eight residents.	914 N. 18th St. A/K/A 916 N. 18th St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	
63	28474 Use Variance	St. James Estates LLC Therese Gilling;Property Owner  Request to occupy the premises as a rooming house for eight tenants.	1922 W. Kilbourn Av. A/K/A 1922 W. Kilbourn Av. 1 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	28390 Special Use	Mitchell of Delaware, Inc. Property Owner	795 N. Van Buren St. 4th Dist.
		Request to continue occupying the premises as a parking lot (permit-only parking for employees and tenants, reserved parking for special events, public parking prohibited).	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a revised landscape plan that meets the intent of city code section 295-405 for Type 'B' or Type 'C' landscaping is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group within 60 days of the approval of this special use, and that landscaping and screening is installed by July 1, 2008.</li> <li>5. That landscaping and screening is maintained in accordance with city code.</li> <li>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	28392 Special Use	Mitchell of Delaware, Inc. Property Owner  Request to continue occupying the premises as a parking lot.	766 N. Jackson St. A/K/A 780 N. Jackson 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the existing screening is upgraded to include the installation of trees and shrubs between the wall and the public sidewalk in accordance with s295-405 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
66	28248 Special Use	Lloyd Waters Jr. Property Owner  Request to continue occupying the premises as a motor vehicle repair and sales facility.	9119 W. Burleigh St. 5th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	28434 Special Use	Janice Coleman Lessee  Request to occupy a portion of the premises as a religious assembly hall (sharing space on the 2nd floor with martial arts studio).	8528 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district.	
68	28203 Special Use	Syed Hasan Turab Property Owner  Request to raze the existing structure and construct a new motor vehicle filling station, convenience store, and fast-food/carryout restaurant without the minimum required glazing on the secondary street facade.	307 E. Center St. A/K/A 301 E. Center St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district.	
69	28481 Use Variance	Ismail Harun Property Owner  Request to occupy the premises as a day care center operating Monday through Saturday, from 6:00 a.m. to 10:30 p.m., for 50 children (25 per shift), ages 6 wks. to 12 yrs. that is located within 300 ft. of a facility that has a liquor license.	3385 N. Martin L King Jr Dr. A/K/A 3379 N. Martin L King Jr Dr. 3 6th 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>
70	28219 Special Use	Paula Lampley Property Owner  Request to occupy the premises as a day care center for 57 children (per shift) infant to 12 yrs. of age, operating Monday - Saturday 5:30 a.m. to 12:30 a.m. (closed Sunday) (previously approved for a day care center by the current petitioner, but the day care center has never been opened).	2801 N. Martin L King Jr Dr. A/K/A 310 W. Hadley St. 6th Dist.
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, 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.</li> <li>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
71	28282 Special Use	Walid Mousa Property Owner  Request to continue occupying the premises as motor vehicle sales and as a hand car wash facility.	3823 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	28194 Special Use	Wilma Hatten Property Owner  Request to occupy the premises as a group home for a maximum of 5 teenage girls, ages 13 - 17 (up to 3 girls may have children on site - totaling 8 people on site).	3277 N. 24th Pl. 7th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
73	28562 Special Use	Nancy L Jablonski Prospective Buyer  Request to occupy the premises as a day care center for a maximum of 200 children, ages 6 wks. to 5 yrs., operating Monday through Friday from 6 a.m. to 6 p.m. .	5310 W. North Av. A/K/A 2315 N. 53rd St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of staff.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
74	28484 Special Use	Laquesha McEvilly Lessee  Request to continue occupying a portion of the premises (1st floor & basement) as a day care center for 50 children, infant to 12 yrs. of age, operating Monday - Friday, 6:00 a.m. to 6:00 p.m.	7251 W. Appleton Av. A/K/A 7251 W. Appleton Av. 4 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district.	
75	28412 Use Variance	Gwendolyn Jackson Lessee  Request to occupy the premises as a day care center for 30 children during 1st shift and for 20 children during 2nd shift, with operating hours of 5:30 a.m. to 1:30 a.m. that is located within 300 ft. of an establishment that possesses a liquor license.	5527 W. North Av. A/K/A 5529 W. North Av. 2 10th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Henry Szymasnski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
76	28416 Special Use	Open Pantry Food Mart of Wis. James Fiene, VIP;Property Owner	3110 S. 76th St. 11th Dist.
		Request to construct a new building addition (3700 sq. ft.) and continue occupying the premises as a motor vehicle filling station, convenience store, and car wash (car wash is without the code required 200 ft. of queue lane).	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a revised signage plan which meets the sign standards of s.295-407 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. Specifically the sign area for the freestanding sign proposed for the northwest corner of the premises must be reduced or documentation must be provided to prove that the proposed sign meets the standards for a Type 'A' sign as defined by the Milwaukee zoning code</li> <li>5. That the landscape plan submitted to the Board on November 9, 2007 is revised to include a pedestrian path that connects the building to the sidewalk along W. Oklahoma Ave. The revised plan must be approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>6. That landscaping and screening is installed within 90 days of occupancy. If occupancy occurs between September 30th and March 1st then landscaping and screening must be installed within 90 days of April 1st.</li> <li>7. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises</li> <li>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.</li> <li>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.</li> <li>10. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>11. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>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.</li> <li>13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	28540 Special Use	Ramon Orozco Property Owner  Request to construct a parking lot between the building facade and the street lot line for a sit-down restaurant.	1332 W. Lincoln Av. A/K/A 1326 W. Lincoln Av. 12th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner work with the Zoning Administration Group on design related issues. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits.</li> <li>5. That this Special Use is granted to run with the land, commencing with the date hereof.</li> </ol>	
78	28315 Special Use	Abel Rodriguez Property Owner  Request to continue occupying the premises as an assembly hall (banquet hall).	1104 W. Lincoln Av. A/K/A 1100 W. Lincoln Av. 12th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle 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>
79	28224 Special Use	Brian Wurch Property Owner  Request to occupy the premises as a rooming house for 10 residents (previously a rooming house but the license expired in 2004, therefore has to go before the Board).	623 S. 9th St. A/K/A 625 S. 9th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district.	
80	28513 Special Use	Robert Miranda Property Owner  Request to occupy the premises as a day care center for 50 children infant - 12 yrs. of age, operating Monday - Friday from 6:00a.m. - 8:00p.m. that is located within 300 feet of an establishment that possesses a liquor license.	611 W. National Av. A/K/A 611 W. National Av. 301 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
81	28489 Special Use	Craig Last Lessee  Request to occupy the premises as a motorcycle repair and detailing shop operating from 9:00 a.m. to 5:00 p.m. Monday through Friday.	6238 S. 27th St. A/K/A 6234 A S. 27th St. 13th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
82	28500 Dimensional Variance	Arnulfo Sosa Property Owner  Request to add one additional apartment to a building that currently houses two rental units on the second floor and one business on the first floor without the required lot area.	1901 W. Grant St. A/K/A 2205 S. 19th St. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the applicant submits plans to the Milwaukee Development Center and obtains permits to install a second code compliant exit from the third floor and that the third floor is not used until the exit is properly installed, inspected and approved.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
83	28492 Special Use	Lucky Petroleum, LLC Property Owner	110 E. Layton Av. 13th Dist.
		Request to raze the existing structures (filling station and car wash) on site and construct a new filling station (convenience store) and car wash on the premises .	
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>6. That all car wash activity is conducted inside of the building.</li> <li>7. That all wastewater is contained on site.</li> <li>8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>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.</li> <li>10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>11. That a revised site plan is submitted that includes a pedestrian path from the building to S. Howell Ave.</li> <li>12. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>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.</li> <li>14. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 14, 2015.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
84	28186 Special Use	Dan Binder Lessee	4346 A S. 27th St. A/K/A 2622 W. Whitaker Av. 13th Dist.
		Request to occupy the premises (rear building) as a car wash facility (cleans vehicle for vehicle sales dealers).	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>6. That all car wash activity is conducted inside of the building.</li> <li>7. That all wastewater is contained on site.</li> <li>8. That there be no work conducted on vehicles in the public right of way.</li> <li>9. That there be no storage of vehicles in the public right of way.</li> <li>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.</li> <li>11. That the applicant repairs the defective parking lot in accordance with orders issue by the Department of Neighborhood Services dated May 18, 2007.</li> <li>12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
85	28102 Use Variance	Joseph Williams Northside Church of God;Property Owner  Request to combine the parcels and construct a new building, that is over the maximum allowed lot coverage and does not have the minimum required rear setback, that will occupy a social service facility (includes recreational center, community center, specialty school, AODA counseling, after school tutoring, employment programs, anger/money/home management classes, & basketball/team spirit classes).	4875 N. 19th St. A/K/A 4871 N. 19th St. 1st Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

**Other Business:**

Board member Donald Jackson moved to approve the minutes of the October 11, 2007 meeting. Seconded by Board member Georgia Cameron. Unanimously approved.

The Board set the next meeting for December 13, 2007.

Board member Catherine Doyle moved to adjourn the meeting at 8:05p.m.. Seconded by Board member Henry P. Szymanski. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board