

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – March 22, 2007
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

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

Members: Henry P. Szymanski (*voting on items 1-80*)
Scott R. Winkler (*voting on items 50-79*)
Catherine M. Doyle (*voting on items 1-49, 52-80*)
Donald Jackson (*voting on items 1-80*)

Alt. Board Members: Georgia M. Cameron (*voting on items 50,51,80*)
Leni M. Siker (*voting on items 1-49*)

START TIME: 4:06 p.m.

End Time: 9:07 p.m.

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 1 | 27976 Special Use | Marva Nash & Shawna Whitehead Lessee Request to occupy a portion of the premises as a 24 hr. day care center for 50 children infant to 12 yrs. of age, operating Monday - Friday and 6:00 am. to 10:00 pm. Saturday. | 8316 N. Steven Rd. A/K/A 7200 W. Marcia Rd. 9th Dist. |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 2 | 28035 Special Use | Ronald L Edmiston, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store. | 3869 S. 84th St. 11th Dist. |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|--|--|
| 3 | 27679 Dimensional Variance | Hispanic Chamber of Commerce of Wisconsin, Property Owner Request to erect a wall sign that is over the maximum allowed square footage. | 1021 W. National Av. 12th Dist. |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 4 | 27738 Special Use | Carl Nembhard, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility (brakes, transmissions, oil changes, tune ups). | 5003 N. Teutonia Av. 1st Dist. |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 5 | 28068 Use Variance | Brian Miracle, Lessee Request to operate a portion of the premises as a fast-food restaurant (cafe kiosk located on within the previously Board approved community center for the selling of coffee, bottle beverages, prepackaged foods and other retail merchandise). | 1319 N. Martin L King Jr Dr. A/K/A 1301 N. Martin L King Jr Dr. 6th Dist. |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 6 | 27675 Special Use | Golden Rule C.O.G.I.C., Property Owner Request to add a social service facility (storing and distributing donated items within the parking lot) to a site that also contains a board approved day care center. | 2430 W. Hopkins St. A/K/A 2428 W. Hopkins St. 6th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned by staff. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 7 | 28064 Special Use | Wisconsin Community Services Inc. Lessee Request to reduce the number of clients from 37 to 34 and continue occupying the premises as a community based residential facility. | 2930 N. 25th St. A/K/A 2932 N. 25th St. 7th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned by the applicant. | |
| | 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 | 28106 Dimensional Variance | Cingular Wireless c/o Bechtel; Lessee Request to construct a new equipment shelter for the existing transmission tower that does not have the minimum required front setback. | 555 S. Layton Bl. 8th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That landscape plans meeting the intent of city code section 295-405 for Type 'G' landscaping are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That landscaping is installed within 90 days of Board approval of the variance. 6. 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> |
|-----------------|----------------------------|---|---|
| 9 | 28113 Special Use | Herrera SureSeal Roofing , Lessee Request to occupy a portion of the premises as a contractors shop (office & indoor storage of materials for a roofing company). | 9442 N. 107th St. A/K/A 9434 N. 107th St. 9th Dist. |
| | Action: | Granted 3 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-805-5 of the Milwaukee Zoning Code. 5. That there is no outdoor storage of materials. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 10 | 28062 Special Use | Harry Kaufmann, Lessee Request to continue occupying a portion of the premises a motor vehicle sales facility. | 5744 W. Good Hope Rd. A/K/A 5702 W. Good Hope Rd. 9th 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That there is no outdoor display of banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit 8. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 9. That this Special Use is granted for a period of 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 | 28067 Special Use | Early View Academy of Excellence c/o Earl Parchia;Property Owner Request to construct an addition to expand the existing Board approved school (this addition will house a gymnasium / multi-purpose room, locker rooms, kitchen & cafeteria, library, and teachers lounge). | 7132 W. Good Hope Rd. A/K/A 7222 W. Good Hope Rd. 9th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on March 26, 2012. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 12 | 28092 Special Use | Isaiah's Barbeque Larry Wade;Lessee | 7272 N. 76th St. 9th Dist. |
| | | Request to occupy the premises as a fast-food/carryout restaurant (previously approved by the Board for a fast-food restaurant). | |
| | 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That landscaping for the parking lot is upgraded and maintained in a manner that meets the intent of city code. 8. That signage plans which meet the sign standards of s.295-605 of the Milwaukee Zoning Code must be submitted to and approved by the Plan Examination section of the Milwaukee Development Center. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

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|-----------------|----------------------------|---|--|
| 13 | 28087 Special Use | Bottomless Closet, Lessee Request to continue occupying a portion of the premises as a social service facility (provides women work attire, workshops & mentoring for professional development) . | 6040 W. Lisbon Av. 101 A/K/A 6032 W. Lisbon Av. 10th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 14 | 28073 Special Use | Developing Unity in the Community Lessee Request to occupy a portion of the premises as a social service facility (providing clients with parenting assistance, housing assistance, home management, and supervised visitation). | 6815 W. Capitol Dr. 306 A/K/A 6815 W. Capitol Dr. 10th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned by the Alderman of the district. | |
| | 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> |
|-----------------|----------------------------|--|---------------------------------------|
| 15 | 28117 Special Use | Oscar Basurto, Property Owner Request to continue occupying the premises as a motor vehicle repair facility. | 1724 W. Forest Home Av. 12th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this 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> |
|-----------------|----------------------------|--|--|
| 16 | 27970 Special Use | Luis A Vergara, Property Owner Request to continue occupying a portion of the premises as a rooming house for 5 residents without the minimum required number of parking spaces. | 1729 S. 11th St. A/K/A 1729 S. 11th St. 1 12th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. | |
| 17 | 28132 Use Variance | Dan Druml, Property Owner Request to occupy the 1st and 2nd floors of the premises as secondary school (high school with maritime curriculum, includes small wooden boat building). | 2156 S. 4th St. A/K/A 2146 S. 4th St. 14th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | 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> |
|-----------------|----------------------------|---|--|
| 18 | 28048 Use Variance | Roosevelt Fisher, Property Owner Request to continue occupying the premises as a motor vehicle repair facility operating Monday - Friday 9:00 a.m. to 7:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. | 1739 N. 35th St. A/K/A 1743 N. 35th St. 15th 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"> 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 there is no repair work conducted on vehicles in the public right of way. 6. That there are no vehicles stored in the public right of way. 7. That the applicant 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 Variance is granted for a period of five (5) years, commencing with the date hereof. | |

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|-----------------|----------------------------------|---|--|
| 19 | 28053 Dimensional Variance | Cindy Kuhs Kuhs Quality Homes, Inc.;Prospective Buyer Request to construct a single family residential dwelling without the minimum required facade width. | 1735 W. Wright St. A/K/A 2478 N. 18th St. 15th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the site is developed in accordance with the plan submitted to the board on February 16, 2007. 5. That this Variance is granted to run with the land. | |

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|-----------------|----------------------------|--|------------------------------------|
| 20 | 28063 Special Use | Wisconsin Community Services Inc. Lessee | 2404 N. 50th St. 15th Dist. |
| | | Request to increase the number of clients from 32 to 35 and continue occupying the premises as a community based residential facility. | |
| | 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That if any permit or license from the State of Wisconsin is revoked by the State of Wisconsin, the Special Use herein granted shall immediately become null and void. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

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| 21 | 28123 Special Use | Holy Hill C.O.G.I.C., Other Request to occupy the premises as a religious assembly (previously approved for a religious assembly by the board, but the petitioner did not receive their occupancy permit). | 2823 W. Fond Du Lac Av. A/K/A 2825 W. Fond Du Lac Av. 15th 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner applies for and obtains a full occupancy inspection 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 five (5) years, commencing with the date hereof. | |

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|-----------------|----------------------------|--|------------------------------------|
| 22 | 28112 Use Variance | Divine Temple Church, Inc., Other Request to continue occupying the premises as religious assembly hall. | 2754 N. 30th St. 15th 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. | |
| 23 | 28059 Special Use | Janel Garrison, Lessee Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. Monday - Friday to 6:00 a.m. - Midnight Monday - Friday and continue occupying a portion of the premises as a day care center for 45 children infant to 12 yrs. of age. | 6001 N. Teutonia Av. 1st 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"> 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. | |

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|-----------------|----------------------------|---|---|
| 24 | 28043 Special Use | Mohammad Amer, Lessee Request to occupy the premises as a motor vehicle repair and sales facility. | 5003 N. Teutonia Av. 1st Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 25 | 27990 Special Use | Latasha Jackson, Property Owner Request to increase the hours of operation from 6:00 a.m. to 11:30 p.m. Monday - Friday to 6:00 a.m. to 11:30 p.m. Monday - Sunday and continue occupying the premises as a day care center for 134 children infant to 12 yrs. of age. | 2400 W. Capitol Dr. A/K/A 2404 W. Capitol Dr. 1st Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

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|-----------------|----------------------------|---|---|
| 26 | 27969 Use Variance | Earline Owens, Lessee Request to continue occupying the premises as a day care center for 8 children (per shift), infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight. | 6514 W. Carmen Av. A/K/A 6516 W. Carmen 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That there is no signage associated with the day care facility. 6. That this Variance is granted for a period of five (5) years, commencing with the date hereof. | |

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|-----------------|----------------------------|---|------------------------------------|
| 27 | 28088 Special Use | Pamela Kohlheim, Lessee Request to continue occupying the premises as a 24 hr. family day care home for 8 children infant to 12yrs of age, operating Monday - Sunday. | 1811 N. Humboldt Av. 3rd Dist. |
| | Action: | Granted 3 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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That there is no signage associated with the day care facility. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 28 | 28122 Special Use | David Leszczynski, Lessee Request to continue occupying the premises as a parking lot. | 626 W. Wisconsin Av. A/K/A 628 W. Wisconsin Av. 4th 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"> 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 install trees and shrubs in accordance with the landscape plan approved by the Department of City Development on October 4, 1993 (landscaping must be installed by June 1, 2007). 5. That the petitioner shall be responsible for continuous landscape maintenance including plant material replacement on a seasonal basis if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of that species because of dieback, stunting or damage. 6. That 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> |
|-----------------|----------------------------------|---|--|
| 29 | 28104 Dimensional Variance | Stevan Rajak, Property Owner Request to construct a single-family residential dwelling without the minimum required lot width. | 11330 W. Florist Av. A/K/A 6009 N. 113th St. 5th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds 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> |
|-----------------|----------------------------|---|--------------------------------------|
| 30 | 28107 Special Use | Kensington Management, LLC (Franchise for Taco Bell Corporation);Property Owner | 5441 N. Lovers Lane Rd. 5th Dist. |
| | | Request to raze the existing restaurant and construct a new fast-food/carryout restaurant with a drive through facility that exceeds the maximum allowed side street setback (the applicant is proposing the same type of restaurant). | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 6. That landscaping and screening is installed (in accordance with the landscape plan submitted to the Board) within 90 days of occupancy. If occupancy occurs between September 1st and March 31st then landscaping and screening must be installed within 90 days of April 1st. 7. That landscaping and screening is maintained in accordance with city code. 8. That the identifiable pedestrian walkway leading from the public sidewalk along N. Lovers lane to the front of the building is paved with a non-asphalt material. 9. That there is no increase in freestanding signage, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. (The plastic-faced plate of an existing box-type sign may be replaced with a new plate, but any other modifications to existing signage are subject to the aforementioned code.) 10. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
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| | | 11. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. | |
| 31 | 28050 Special Use | Maksim Tuzhilkov, Property Owner Request to add motor vehicle sales to the existing Board approved salvage yard with used part sales and motor vehicle repair facility. | 11840 W. Hampton Av. 5th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions of the Board regarding this property are complied with.</p> <p>5. That there are no vehicles stored or displayed for sale in the public right of way.</p> <p>6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris in the area of vehicle sales.</p> <p>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.</p> <p>8. That the applicant has no vehicle parking on unpaved surfaces.</p> <p>9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 19, 2008.</p> | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
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| 32 | 28058 Special Use | Community Center for Milwaukee, Inc. Property Owner | 3750 N. 92nd St. 5th Dist. |
| | | Request to continue occupying the premises as a community center and religious assembly hall. | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in accordance with city code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |
| 33 | 28022 Dimensional Variance | Primeco Personal Communications d/b/a Verizon Wireless; Lessee | 7007 N. 115th St. 5th Dist. |
| | | Request to continue to allow the operation of a telecommunications tower on the premises that is over the maximum allowed tower height. | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 34 | 28047 Use Variance | The School Factory, Inc. d/b/a Bucketworks;Prospective Buyer Request to continue to occupy a portion of the premises as a community center and to expand the services onto the second floor of the premises (adding additional office & studio space). | 1319 N. Martin L King Jr Dr. A/K/A 1301 N. Martin L King Jr Dr. 6th 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"> 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 business occupancies for the second floor and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Variance is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 35 | 28039 Special Use | Lula Robinson, Property Owner Request to continue occupying the premises as a 24 hr. day care center for 6 - 8 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday (moving existing day care from 2nd floor to 1st floor). | 3307 N. 11th St. A/K/A 3307 A N. 11th St. 6th 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"> 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 no pick-up or drop-off shall occur between 10:30 P.M. and 6:00 A.M. 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> |
|-----------------|----------------------------------|---|---|
| 36 | 28090 Dimensional Variance | Milwaukee Habitat for Humanity Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3229 N. 6th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 5. That this Variance is granted to run with the land. | |
| 37 | 28091 Dimensional Variance | Milwaukee Habitat for Humanity Tom Stauffacher;Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3142 N. 6th St. A/K/A 3144 N. 6th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 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> |
|-----------------|----------------------------------|---|---|
| 38 | 28093 Dimensional Variance | Milwaukee Habitat for Humanity Tom Stauffacher;Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3118 N. 7th St. A/K/A 3116 N. 7th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 5. That this Variance is granted to run with the land. | |
| 39 | 28094 Dimensional Variance | Milwaukee Habitat for Humanity Tom Stauffacher;Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3112 N. 7th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 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> |
|-----------------|----------------------------------|--|---|
| 40 | 28096 Dimensional Variance | Milwaukee Habitat for Humanity Tom Stauffacher;Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3106 N. 7th St. A/K/A 3100 N. 7th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 5. That this Variance is granted to run with the land. | |
| 41 | 28080 Special Use | John R Weise, Prospective Buyer Request to add motor vehicle sales (1-2 vans with carriers) to the existing light manufacturing facility (manufactures of glazing bodies & carriers for flat glass and stone industries). | 3830 N. Fratney St. A/K/A 850 E. Vienna Av. 6th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. 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. 6. 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> |
|-----------------|----------------------------------|---|------------------------------------|
| 42 | 28083 Dimensional Variance | Milwaukee Habitat for Humanity Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3122 N. 6th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 5. That this Variance is granted to run with the land. | |
| 43 | 28086 Dimensional Variance | Milwaukee Habitat for Humanity Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3260 N. 7th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 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> |
|-----------------|-------------------------------|---|---|
| 44 | 28111 Special Use | Murrel Hart Jr., Property Owner Request to occupy the premises as a day care center for 25-35 children infant to 12 yrs. of age, Monday-Friday 6:00a.m. - 10:00 pm. | 2925 N. Holton St. A/K/A 2927 N. Holton St. 6th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned by staff. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 45 | 28098 Dimensional Variance | Milwaukee Habitat for Humanity Tom Stauffacher;Property Owner Request to construct a single-family dwelling without the minimum front facade width. | 3134 N. 6th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 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> |
|-----------------|----------------------------------|---|------------------------------------|
| 46 | 28100 Dimensional Variance | Milwaukee Habitat for Humanity Tom Stauffacher;Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3128 N. 6th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner builds in accordance with plans submitted. 4. That the petitioner builds in accordance with plans as submitted to the Board of Zoning Appeals on March 5, 2007. 5. That this Variance is granted to run with the land. | |
| 47 | 28101 Dimensional Variance | Milwaukee Habitat for Humanity Tom Stauffacher;Property Owner Request to construct a single-family dwelling without the minimum required front facade width. | 3276 N. 7th St. 6th Dist. |
| | Action: | Dismissed | |
| | Motion: | Donald Jackson moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 48 | 28120 Special Use | Glenda Hampton, Lessee Request to continue occupying the premises as a social service facility (outpatient clinic). | 2319 W. Capitol Dr. A/K/A 2321 W. Capitol Dr. 6th 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That 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. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 49 | 28121 Special Use | Alex A White, Property Owner Request to occupy the premises as a day care center for 35 children infant to 6 yrs. of age, operating Monday-Friday 6:00 AM - 3:30 PM. | 1654 W. Hopkins St. A/K/A 1652 W. Hopkins St. 6th 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. 7. That the applicant obtains a loading zone in front of the premises on West Hopkins Street. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That this Special Use is granted for a period of 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> |
|-----------------|----------------------------|---|--|
| 50 | 28014 Special Use | Audrey Jolly, Lessee Request to occupy a portion of the premises as a day care center for 40 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. to Midnight. | 6724 W. Morgan Av. A/K/A 6726 W. Morgan Av. 11th Dist. |
| | Action: | Denied | |
| | Motion: | Scott Winker moved to deny the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 3 C.Z. in favor Ayes, 2 D. Jackson, G. Cameron Nays. | |
| 51 | 27955 Special Use | LaTisha S Little, Property Owner Request to occupy the premises as a transitional living facility for 6 individuals (adults with substance abuse disorder, co-occurring substance abuse and mental health disorder). | 2606 N. 19th St. A/K/A 2602 N. 19th St. 15th Dist. |
| | Action: | Denied | |
| | Motion: | Donald Jackson moved to deny the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 52 | 28021 Special Use | Carlotta Pritchett, Lessee Request to occupy the premises as an elementary /secondary school. | 2715 W. Townsend St. A/K/A 2711 W. Townsend St. 7th 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"> 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 front windows are restored to 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 petitioner obtains an occupancy certificate and complies with current State commercial building code for educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. 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> |
|-----------------|----------------------------|--|------------------------------------|
| 53 | 28041 Special Use | Milwaukee Fence Inc., Prospective Buyer Request to occupy the premises as a contractor's yard (installing fences for residential and commercial properties). | 1630 S. 38th St. 8th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |
| 54 | 27999 Special Use | Julette Francis-Wade, Property Owner Request to occupy the premises as a group home for a maximum of 5 female clients 12 to 17 yrs. of age (previously approved for a combination of 3 clients and 3 children - maximum). | 6442 N. 91st St. 9th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of the Alderman of the district. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 55 | 28020 Special Use | Asif Rana, Property Owner Request to raze the existing motor vehicle filling station and convenience store, and construct a new motor vehicle filling station (with a convenience store, food market, car wash, dry cleaner, and sit down restaurant as permitted uses) on the premises. | 5990 W. Good Hope Rd. 9th 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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That glazing must meet the glazing standards of s295-605-i of the Milwaukee Zoning Code 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That a revised landscape plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group. The revised plan should provide landscaping along the W. Good Hope Rd frontage, and may require approval from the Milwaukee County Department of Public Works to place plant materials in the public Right-of-Way. 9. That landscaping and screening is installed within 120 days of occupancy. 10. That the applicant obtains all necessary permits from Milwaukee County for any work done on West Good Hope Road as this road is under their jurisdiction. 11. That the applicant does not have outdoor storage or display of products or merchandise. | |

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| | | 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. | |
| | | 13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |
| 56 | 28015 Special Use | McDonald's Corp., Lessee Request to construct a fast-food/carryout restaurant with a 24 hrs. drive through facility (restaurant hours are Monday-Sunday 5:00 a.m. - 11:00 p.m.) without the minimum required front setback. | 7130 N. 76th St. 9th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the programmable message board sign complies with the requirements of s. 295-407-3 of the Milwaukee Zoning Code.</p> <p>5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.</p> <p>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.</p> <p>7. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals is installed within 120 days of occupancy.</p> <p>8. That these Special Uses are granted for a period of ten (10) years and that this Variance is granted to run with the land, commencing with the date hereof.</p> | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
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| 57 | 27984 Special Use | Mandeep Dhawan Northside Petroleum;Prospective Buyer | 5204 W. Center St. 10th Dist. |
| | | Request to raze the existing structure and construct a new motor vehicle filling station with a convenience store that proposes glazing which is over the maximum allowed sill height, and would not possess the required screening around the dumpster. | |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn this appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 58 | 27939 Special Use | Teddy Bear Child Care, LLC Brenda Luckett;Property Owner | 5202 W. Lisbon Av. 10th Dist. |
| | | Request to occupy the 1st of the premises as an adult day care center (the board approved religious assembly hall is located on the 2nd floor). | |
| | Action: | Granted | |
| | Motion: | Scott Winkler move 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 this Special Use is granted for a period of time commencing with the date hereof and expiring on November 30, 2010. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
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| 59 | 28006 Special Use | Detra Ferguson, Lessee Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. Monday - Friday and 8:00 a.m. - 2:00 p.m. on Saturday to 6:00 a.m. - Midnight Monday - Saturday and continue occupying the premises as a day care center for 35 children infant to 12 yrs. of age. | 2707 N. 54th St. A/K/A 2707 N. 54th St. 1 10th Dist. |
| | Action: | Granted | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That the applicant amended the closing hours to 8 p.m. at the March 22, 2007 BOZA hearing. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on August 1, 2010. | |
| 60 | 27883 Special Use | Steps Forward ECAC, LLC. Eyarna Stewart;Property Owner Request to occupy the premises as a day care center for 50 children, infant to 12yrs of age, operating 6:00AM - 6:00PM Monday-Friday. | 411 S. Hawley Rd. 10th Dist. |
| | Action: | Denied | |
| | Motion: | Scott Winkler 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> |
|-----------------|----------------------------|--|--|
| 61 | 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: | Adjourned | |
| | Motion: | This matter was adjourned at the request of the applicant. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 62 | 28116 Special Use | Gregory G Schaal, Lessee Request to occupy the premises as a heavy motor vehicle parking lot and heavy motor vehicle outdoor storage facility (both parcels are proposed to operate together as one entity). | 5223 S. 9th St. A/K/A 5311 S. 9th St. 13th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of staff. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 63 | 28008 Special Use | Greg D Solfest, Property Owner Request to add a motor vehicle sales facility (used cars) to the existing heavy motor vehicle repair and leasing facility. | 5467 S. 9th St. A/K/A 904 W. Grange Av. 13th Dist. |
| | Action: | Denied | |
| | Motion: | Scott Winkler moved to deny this 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> |
|-----------------|----------------------------|--|--|
| 64 | 28033 Special Use | Zigg Enterprises LLC., Lessee Request to occupy the premises as a motor vehicle repair and detailing facility. | 2804 S. 13th St. A/K/A 2806 S. 13th St. 14th Dist. |
| | Action: | Denied | |
| | Motion: | Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 65 | 28054 Use Variance | David Brazeau, Prospective Buyer Request to occupy the 1st floor of the premises as a personal service facility (beauty salon). | 3128 S. Kinnickinnic Av. A/K/A 3130 S. Kinnickinnic Av. 14th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to approve the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 3 Ayes, 2 H. Szymanski, D. Jackson Nays. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 5. That this Variance is granted for a period of five (5) years, commencing with the date hereof. | |
| 66 | 28066 Special Use | James Valona, Property Owner Request to occupy a portion of the premises as a social service facility (providing outpatient counseling). | 350 E. Ward St. A/K/A 342 E. Ward St. 14th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of the Alderman of the district. | |
| | 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 | 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: | Adjourned | |
| | Motion: | This matter was adjourned at the request of the applicant. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 68 | 28079 Special Use | Wisconsin Credit Union Shared Service Centers Inc., Prospective Buyer Request to combine the parcels (4) and construct a bank/financial institution (bank is a permitted) with a drive through facility that is within 150 ft. of a residential use (the parcel at 2233 N. 37th St. will also be used in conjunction with the bank to accommodate accessory parking). | 3701 W. North Av. A/K/A 3703 W. North Av. 15th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening 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 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> |
|-----------------|----------------------------|---|--|
| 69 | 28097 Use Variance | Karen Dotson, Prospective Buyer Request to occupy the premises as a specialty/personal instruction school (training for general welding & metal fabrication). | 2440 N. 35th St. 15th Dist. |
| | Action: | Granted 2 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 this Variance is granted for a period of two (2) years, commencing with the date hereof. | |
| 70 | 27967 Use Variance | Chad E Carroll, Lessee Request to occupy the premises as a day care center for a maximum of 75 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 3:00 a.m (located within 300 ft. of a liquor establishment).. | 2806 W. Lisbon Av. A/K/A 2806 A W. Lisbon Av. 15th Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn this appeal. Seconded by Herny 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> |
|-----------------|----------------------------|---|---------------------------------------|
| 71 | 28105 Special Use | Gestra Engineering Inc., Property Owner Request to occupy the premises as a contractor's shop, contractor's yard, and a research and development facility (facility will be used for soil and concrete testing, and storage of drill rigs and pick-up trucks). | 1626 W. Fond Du Lac Av. 15th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That Landscaping in accordance with the landscape plan submitted to BOZA is installed within 120 days of occupancy. 7. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 72 | 28069 Special Use | Angelia Langston, Property Owner Request to occupy the premises as a 24 hr. family day care home for 8 children (per shift) infant to 12 yrs. of age, operating Monday - Friday. | 4835 N. 44th St. 1st 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 (including pennants). 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | |
| 73 | 28000 Special Use | Bessie L Williams, Lessee Request to occupy a portion of the premises as a 24 hr. day care center for 35 children infant to 12 yrs. of age, operating Monday - Sunday. | 4405 N. 60th St. A/K/A 4407 N. 60th St. 2nd Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned by the Alderman of the district. | |
| | 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> |
|-----------------|----------------------------|---|---|
| 74 | 27750 Special Use | Michelle Griffin, Lessee Request to continue occupying the premises as a bed and breakfast with 5 guest rooms. | 743 N. 25th St. 4th Dist. |
| | Action: | Denied | |
| | Motion: | Scott Winkler move to deny the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 75 | 28027 Special Use | Tracy Adams & Myeosha Shaw Bland Lessee Request to occupy a portion of the premises as a community center. | 2669 N. 92nd St. A/K/A 2665 N. 92nd St. 5th Dist. |
| | 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 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 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. 7. That there are no more than forty (40) children on site at any given time. 8. 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> |
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| 76 | 28019 Use Variance | Robin Bennett, Lessee Request to occupy the premises as a day care center for 28 children 2yrs. to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight. | 7980 W. Appleton Av. A/K/A 7941 W. Glendale Av. 5th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 77 | 28074 Special Use | Asir Rana Rana Oil Co.;Property Owner Request to modify the previous Board approved plans to include a new curb-cut off of W. Burleigh St. and modify the previous condition of approval indicating that the filling station, store, and fast-food restaurant to be closed at 10:00 (new proposed hours will be 5:00 a.m. - 11:00 p.m. weekdays and 5:00 a.m. - Midnight weekends). | 9109 W. Burleigh St. A/K/A 9101 W. Burleigh St. 5th Dist. |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned by the Alderman of the district. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|-------------------------------|--|--|
| 78 | 28032 Special Use | Shawn Nash, Lessee Request to increase the hours of operation from 6:00 a.m. - 5:30 p.m. Monday - Friday to 24 hrs. Monday - Sunday and increase the number of children from 30 to 70 (maximum of 30 per shift) infant to 13 yrs. of age, and continue occupying the premises as a day care center. | 3418 N. 12th St. A/K/A 3418 A N. 12th St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 3 Ayes, 1 S.Winkler Nays, C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a New certificate of occupancy, reflecting additional space to be utilized and increased number of children, be obtained. 5. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 13, 2011. | |
| 79 | 28077 Dimensional Variance | S&J Properties Inc., Property Owner Request to raze a portion of the building and occupy the premises as a personal service facility (salon) and a general retail establishment (both uses are permitted) that is over maximum allowed front setback and parking between the street facade of the principal building and a street lot line. | 2826 N. Martin L King Jr Dr. A/K/A 2812 N. Martin L King . 6th Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
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| 80 | 28158 Appeal of an Order | Tri-Corp Housing, Inc., Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining that the premises has failed to comply with its approved plan of operation regarding BOZA case No. 26203 (this is a revocation proceeding). | 2713 W. Richardson Pl. 4th Dist. |
| | Action: | Denied | |
| | Motion: | Craig Zetley moved to uphold the order. Seconded by Catherine Doyle | |
| | Vote: | 5 Ayes, 0 Nays. | |

| <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 Szymanski moved to approve the minutes of the February 15th, 2007 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for April 19th, 2007.

Board member Szymanski moved to adjourn the meeting at 9:07p.m. Seconded by Board member Jackson Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board