

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – May 10, 2007
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*1 - 70*)

Members: Henry P. Szymanski (*1 - 70*)
Scott R. Winkler (*1 - 70*)
Catherine M. Doyle (*1 - 70*)
Donald Jackson (*1 - 70*)

Alt. Board Members: Georgia M. Cameron (present on 1 – 36 & 52 – 70)
Leni M. Siker (excused)

START TIME: 4:09 p.m.

End Time: 8:15 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	27867 Use Variance Dismissed	Joye A Peterson Property Owner Request to occupy the premises as a day care center for 48 children infant to 12yrs of age, operating 6:00AM-Midnight Monday-Friday.	3922 W. Vliet St. A/K/A 3924 W. Vliet St. 15th Dist.
Action:		Dismissed	
Motion:		Donald Jackson 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	27375 Special Use	Donna Martinez The American Dream;Property Owner Request to occupy the premises as a transitional living facility for 6 women (homeless, correctional institution).	1024 W. Hadley St. 15th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
3	27839 Special Use Dismissed	Sims Quality Parts & Service Lessee Request to continue occupying the premise as a motor vehicle repair and sales facility (sales of vehicles & parts) and to expand these facilities by including a light motor vehicle body shop and constructing a new sales building, adding additional parking spaces for customer parking, vehicle sales display, and occupying a portion of the premises as an outdoor salvage facility (vehicle storage for cars to be repaired, this storage is located in the rear of the premises) .	6300 N. 76th St. 2nd Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	27914 Special Use	Stella LeFlore Prospective Buyer Request to occupy the premises as a day care center 60 children infant to 12yrs of age, operating 6:00AM-1:00AM Monday-Sunday.	1901 W. Galena St. 4th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson 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>
5	27916 Use Variance	Nikiasha Coats Lessee Request to occupy the premises as a day care center for 50 children infant to 12yrs of age, operating 6:00AM-10:00PM Monday-Sunday.	1801 W. Galena St. A/K/A 1545 N. 18th St. 4th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	28240 Extension of Time	Intercession, Inc. Prospective Buyer Request for an extension of time to comply with conditions of case No. 26963.	3276 N. 7th St. A/K/A 3280 N. 7th St. 6th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	27836 Special Use	Susan Watkins Property Owner Request to occupy the premises as a day care center for 35 children infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. to 10 p.m..	2216 N. 1st St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be scheduled again at an upcoming BOZA hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	27875 Dimensional Variance	Arthur Khachaturov Property Owner Request to split the parcel and allow parking within the front-yard of the premises.	817 A S. 23rd St. A/K/A 817 S. 23rd St. 8th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	27876 Dimensional Variance	Arthur Khachaturov Property Owner Request to split the parcel without the minimum required interior lot rear setback.	817 S. 23rd St. A/K/A 817 A S. 23rd St. 8th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	27877 Dimensional Variance	Arthur Khachaturov Property Owner Request to split the parcel without the minimum required north side setback, and to allow parking within the front-yard of the premises.	823 S. 23rd St. A/K/A 817 S. 23rd St. 8th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson 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	28052 Dimensional Variance	River View Development, LLC. Property Owner Request to erect a freestanding sign within the vision triangle setback of the premises (this is an entry sign for the entrance of a subdivision).	7870 N. Granville Rd. A/K/A 7872 N. 96th Ct. 9th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetly Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
12	28220 Special Use	Erv Martens Property Owner Request to continue occupying the premises as an indoor storage facility (mini-warehouses) without the minimum required landscaping and over the maximum allowed front setback.	7420 W. Bradley Rd. A/K/A 7422 W. Bradley Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff prior to the hearing. It will be rescheduled for a future BOZA hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	28222 Special Use	Erv Martens Property Owner Request to continue occupying a portion of the premises as an indoor storage facility (mini-warehouses) without the minimum required landscaping and over the maximum allowed front setback.	8010 N. 76th St. A/K/A 7530 W. Bradley Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned prior to the hearing and will be rescheduled at a future BOZA hearing.	
14	28213 Use Variance	Dan Mikolajczak Property Owner Request to continue occupying the premises as an accessory structure to provide storage (parking limousines) for the ground transportation service.	9459 N. Swan Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is a maximum of 5 commercial vehicles parked on site. 5. 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>
15	28179 Special Use	Ernesto Castillo Prospective Buyer Request to occupy the premises as a motor vehicle repair facility.	6223 W. Forest Home Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the district prior to the hearing. It will be rescheduled on an upcoming BOZA agenda.	
16	28115 Special Use	Michael Marx Property Owner Request to occupy a portion of the premises as an indoor storage facility (an indoor storage facility is limited to 3600 sq.ft., and the petitioner is proposing to use 9000 sq.ft.).	2534 S. Kinnickinnic Av. 14th 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"> 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 applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of 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>
17	28126 Special Use	Philip J Lewis Lessee Request to occupy the premises as a second-hand store (furniture, household items, clothing, commercial/office furniture, and home/garden accessories) .	2665 S. Howell Av. A/K/A 370 E. Rosedale Av. 14th 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"> 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 no interior or exterior window or door grates are used. 7. That the applicant does not have outdoor storage or display of products or merchandise. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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18	28155 Special Use	United Methodist Children's Services of WI., Inc. Lessee	3832 W. Lisbon Av. A/K/A 1904 N. 39th St. 15th Dist.
		Request to occupy the premises as a social service facility (emergency food & clothing pantry).	
	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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, wall signage is limited to a maximum area of 25 square feet. 5. That the storefront 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 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the petitioner does not permit any outdoor activity on site including outdoor queuing of customers or clients. 9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	28223 Special Use	Grace Land Church in Christ Property Owner	5174 N. 35th St. 1st Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	28228 Special Use	Stephen & Karen Jones Trustee of Stephen E. Jones Revocable Trust; Property Owner	4230 W. Good Hope Rd. A/K/A 7230 N. 43rd St. 1st Dist.
		Request to continue occupying the premises as a light motor vehicle repair facility, motor vehicle filling station, and convenience store.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. 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 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. 7. That the applicant does not have outdoor storage or display of products or merchandise. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	28211 Special Use	Tammie Anderson-Taylor Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Saturday 24 hrs. and continue occupying the premises as a day care center for 90 children infant to 12 yrs. of age. Action: Granted 4 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of four (4) years, commencing with the date hereof. 	4240 N. Green Bay Av. A/K/A 4300 N. Green Bay Av. 1st Dist.
22	28190 Dimensional Variance	Teen Challenge Craig Harper; Property Owner Request to erect a fence that is over the maximum allowed width (allowed 6ft., proposed 24ft., excess 18ft.) and over the maximum allowed height (allowed 4ft., proposed 6ft., excess 2ft.). Action: Granted Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	5319 N. 91st St. A/K/A 5319 N. 91st St. 1 2nd Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	28191 Dimensional Variance	Teen Challenge Craig Harper; Property Owner Request to erect a 10 ft. gate (height is permitted) that is over the maximum allowed width (allowed 6ft., proposed 24ft., excess 18ft.) to the existing Board approved rooming house.	9236 W. Appleton Av. A/K/A 5281 N. 91st St. 2nd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
24	28192 Dimensional Variance	Teen Challenge Craig Harper; Property Owner Request to erect an ornamental fence along the street (along Appleton Av. & 91st St.) that is over the maximum allowed height.	9246 W. Appleton Av. 2nd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	28243 Special Use	Honeys Child Care & Learning Center Lessee Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 11:00 p.m. Monday-Sunday of the existing day care center for 80 children infant to 12yrs of age.	2939 W. Kilbourn Av. A/K/A 2933 W. Kilbourn Av. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned prior to the BOZA hearing at the request of the Alderman.	
26	28244 Special Use	Walgreen's #4254 Property Owner Request to continue occupying the premises as a retail establishment (pharmacy) with a drive-through facility.	5201 N. 91st St. A/K/A 5183 N. 91st St. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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27	28230 Special Use	Matthew Johnson Property Owner	1818 N. Martin L King Jr. Dr. A/K/A 1818 N. 3rd St. 6th Dist.
		Request to occupy the premises as a school (private high school for up to 120 students).	
	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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the petitioner 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 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. 7. That provided the vehicle access doors are removed and the door opening are in filled with approved material 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>
28	28217 Special Use	Clarindria White Aisha Barkow; Property Owner	3442 N. 14th St. 6th Dist.
		Request to continue occupying the premises as a group home for 5 teenage mothers 12 to 17 yrs. of age (maximum of 1 child per mother).	
	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"> 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 capacity of the building does not exceed eight at any one time including clients and their children. 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>
29	28218 Use Variance	Samih Omari Prospective Buyer Request to continue occupying the premises as a general retail facility (furniture sales) and wholesale furniture store (the retail facility is before the Board, the wholesale store is a permitted use).	3872 N. Fratney St. A/K/A 3870 N. Fratney St. 6th Dist.
	Action:	Granted 5 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 all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	
30	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:	Adjourned	
	Motion:	Matter was noticed improperly as the facility has yet to open. Was noticed as a continue to occupy land use.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	28031 Special Use	Sajin Lee Property Owner	2477 N. Holton St. 6th Dist.
		Request to occupy the premises as a motor vehicle repair facility without the minimum required landscaping .	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That all repair work is conducted inside of the building. 8. That there be no vehicles stored in the public right of way. 9. That there be no work conducted in the public right of way. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	28238 Special Use	Joan Love Property Owner Request to continue occupying the premises as a retail establishment (grocery store).	2978 N. 6th St. A/K/A 2976 N. 6th St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 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 the storefront windows are retained as transparent glass and are maintained in an attractive manner. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 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. 9. That there be no outdoor placement on the premises of merchandise or of equipment such as pay phones, vending machines or ice machines. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That this Special Use is granted for a period of 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>
33	27954 Special Use	Murrel Hart Property Owner	3124 N. 46th St. A/K/A 3126 N. 46th St. 7th Dist.
		Request to continue occupying the premises as a 24 hrs. family day care home for 24 children (8 per shift) infant to 12 yrs. of age, operating Monday - Sunday.	
	Action:	Granted 5 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 all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	28237 Special Use	All Bible Baptist Church Property Owner Request to occupy a portion of the existing religious assembly hall as a secondary/elementary school (Christian based school for church members only).	2935 W. Greenfield Av. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 5. That the petitioner does not use the second floor as part of the school. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
35	27905 Other	Direct Supply, Inc. & KJ Greentree LLC Request to appeal the issuance of construction permits issued by the City of Milwaukee Development Center .	6760 N. Industrial Rd. A/K/A 6750 N. Industrial Rd. 9th 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>
36	27585 Dimensional Variance	Clear Channel Outdoor aka Eller Media Co.; Property Owner Request to modify the height of this board approved off-premise sign (sign height is 35 ft/proposed modification to 50 ft) and request an exemption from the minimum required setback from the street.	2455 W. Clybourn St. 4th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal for one cycle pending the submission of supplemental information. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
37	28145 Dimensional Variance	Seek Careers/Staffing Inc. Carol Ann Schneider; Property Owner Request to erect a freestanding sign (double sided) that is over the maximum allowed height and display area.	7645 N. 76th St. 9th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
38	28108 Use Variance	Cynthia Black Lessee Request to occupy the premises as a day care center for 84 children infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. - Midnight (the facility is located within 300 ft. of an establishment that possesses an alcohol beverage license) .	5225 W. Mill Rd. A/K/A 5225 A W. Mill Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	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). Action: Granted 2 yrs. Motion: Scott Winkler moved to grant the approval. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant does not exceed 5 clients on site at any time (this ruling does not permit children of clients to be on site). 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	6442 N. 91st St. 9th Dist.
40	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). Action: Adjourned Motion: This matter was adjourned at the request of the Alderman of the district (and later by the applicant). It will be rescheduled at a future BOZA hearing.	5100 W. Burleigh St. 10th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	27874 Special Use	Ibrahim Issa Lessee Request to add a heavy motor vehicle rental facility to the existing (permitted) general retail establishment.	5160 W. Forest Home Av. A/K/A 5158 W. Forest Home Av. 11th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
42	28178 Dimensional Variance	David W Donahue Lessee Request to occupy a portion of the premises as a permitted ground transportation facility (outdoor storage of light motor vehicles) without the minimum required landscaping.	1201 W. Canal St. 12th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
43	27942 Use Variance	Pascual Flores Lessee Request to occupy a portion of the premises as a motor vehicle sales facility (2 vehicles parked inside the garage).	1504 W. Cleveland Av. A/K/A 2691 S. 15th St. 12th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	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:	Adjourned prior to meeting at the request of the Alderman of the district.	
45	28099 Special Use	Keisha Jordan Lessee Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. - Midnight (operator does not live on site).	2577 N. 28th St. 15th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski move to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
46	28212 Special Use	Tracy M Laster Lessee Request to occupy the premises as an elementary/secondary school.	4734 W. Lisbon Av. A/K/A 4738 W. Lisbon Av. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned prior to the hearing 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>
47	28075 Dimensional Variance	Bassam Al-Ramahi Property Owner Request to allow the existing general retail establishment to exceed the maximum allowed number of wall signs on the premises.	3500 W. Vliet St. A/K/A 1403 N. 35th 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.	
48	28081 Special Use	Audrey White Property Owner Request to occupy the premises as a 24 hr. day care center for 8 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday (operator does not live on site).	2470 N. 22nd St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant prior to the hearing.	
49	27734 Dimensional Variance	Auto Parts Service, Inc. Lessee Request to remove the existing fence on site, (previously approved by the Standards and Appeals Commission) and construct a new fence on the premises that is over the maximum height permitted by code and is affixed with barbed wire .	1832 W. North Av. A/K/A 1834 W. North Av. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant prior to the hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	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:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the approval. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 1 S.W. Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, banner signs are not permitted. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the applicant obtains a loading zone in front of the premises on West Lisbon Avenue. 8. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the applicant restricts the daycare center to the first floor of the premises. 10. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	28109 Special Use	Clifton E Smith Property Owner	2729 W. Atkinson Av. 1st Dist.
		Request to occupy the premises as a fast-food/carryout restaurant .	
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 S. W. 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 must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group within 60 days of Board approval of the special use and that landscaping and screening is installed within 120 days of occupancy 5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 6. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 7. That no interior or exterior window or door grates are used. 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 security personnel if necessary. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for restaurant occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That the applicant supplies a 24 hour contact phone number to the Department of Neighborhood Services. 11. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	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:	Granted	
	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 all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 14, 2008. 	
53	27878 Special Use	Jeff Hoover Property Owner Request to construct a fast-food/carryout restaurant with a drive through facility that is over the maximum allowed front setback, without the minimum required landscaping and parking between the street facade of the principal building and street lot line.	4915 N. Hopkins St. 1st Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	28082 Special Use	Bessie Peavy Lessee Request to occupy the premise as a day care center for 40 children (20 per shift) infant to 12 yrs. of age, operating 6:00 a.m. - 10:00 p.m. Monday-Friday.	6107 W. Fond du Lac Av. A/K/A 6109 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	28085 Dimensional Variance	Warren Real Estate Venture Inc. Property Owner Request to erect a fence with barbed wire in the rear portion of the premises for the existing permitted medical office .	4021 N. 52nd St. 2nd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. 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>
56	28051 Special Use	Praise Temple Inc. Property Owner Request to continue occupying a portion of the premises as a religious assembly hall. Action: Granted 5 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: 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.	6103 W. Capitol Dr. A/K/A 6101 W. Capitol Dr. 2nd Dist.
57	28055 Special Use	Focus Academy Lessee Request to occupy a portion of the premises (basement or lower level) as a school (high school for 150 at risk students, the school will be used in conjunction with the church on site as a separate entity).	6103 W. Capitol Dr. A/K/A 6101 W. Capitol Dr. 2nd Dist.
		Action: Adjourned Motion: Scott Winkler moved to adjourn the appeal for a further hearing. 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>
58	27884 Dimensional Variance	Athen Laboratories Lessee Request to occupy a portion of the premises as a permitted light manufacturing facility with proposed signage that exceeds what is allowed by code (1 free standing sign permitted, 3 proposed).	6161 N. 64th St. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 2 Nays, 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 sign is installed in accordance to the plans submitted to the Board on March 29, 2007. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
59	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:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	28061 Special Use	Vicky Quick Mart, LLC. Gurdev Singh; Lessee	2426 N. Farwell Av. 3rd Dist.
		Request to raze the existing motor vehicle filling station and construct a new motor vehicle filling station and convenience store .	
	Action:	Adjourned	
	Motion:	This matter was adjourned prior to the hearing at the request of several interested parties.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		Asir Rana Rana Oil Co.; Property Owner	9109 W. Burleigh St. A/K/A 9101 W. Burleigh St. 5th Dist.
		Request to modify the existing Board approved site plan to include a new curb-cut off of W. Burleigh St. (hours for the facility will remain 5:00 a.m. - 10:00 p.m.).	
	Action:	Granted	
	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 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. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 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. 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. 8. That a revised landscape and screening plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan should include at least 4 additional shrubs along N. 91st. St. in the area formerly occupied by a curb cut. 9. That landscaping and screening is implemented and maintained in a manner that is consistent with city code. 10. That this Special Use is granted for a period of time commencing with the date hereof and expiring on May 8, 2012. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	28095 Special Use	Winfred T. & Judy L. Finkley Property Owner Request to occupy the premises as a social service facility (serves families in need of guidance and support for any crisis, training/education through various types of informational meetings, and program/information referral services).	2463 N. 1st St. A/K/A 2463 N. 1st St. A 6th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	28124 Special Use	Nzingha Institute of Creative Learning for Living Lessee	1747 N. 6th St. A/K/A 600 W. Walnut St. 6th Dist.
		Request to occupy a portion of the premises as a school (high school 9th - 12th grades for 100 students).	
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 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 the applicant obtains a loading zone on West Vine Street. 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 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>
64	28128 Special Use	Catherine J Wendorf Property Owner	324 W. North Av. A/K/A 332 W. North Av. 6th Dist.
		Request to continue occupying the premises as a second-hand store (sales of used furniture, appliances, used clothing, and household items).	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows are maintained in a neat and orderly manner 5. That signage is implemented in accordance with the sign plan approved by the Department of City Development Facade Grant program. 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>
65	28152 Special Use	Thomas E Smith Property Owner	1102 W. Atkinson Av. 6th Dist.
		Request to continue occupying the premises as a car wash facility and to add a motor vehicle repair facility (repair includes light auto mechanic work, brake jobs, radiator repair, tire changes, fix flats, & minor engine repair).	
	Action:	Granted 2 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 all car wash activity is conducted inside of the building. 7. That all wastewater is contained on site. 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 security personnel if necessary. 9. That a screening plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 10. That there be no work conducted on vehicles in the public right of way. 11. That there be no storage of vehicles in the public right of way. 12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 13. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 14. That this Special Use 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>
66	27450 Special Use	Kalim M Beg c/o KAL Services, Inc.;Property Owner	232 W. Locust St. A/K/A 2910 N. Martin Luther King Dr. 6th Dist.
		Request to add a car wash to the existing board approved motor vehicle filling station and convenience store.	
	Action:	Granted	
	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 additional landscaping is implemented according to the landscape plan submitted to the Board of Zoning Appeals on November 17, 2006, and that landscaping screening is installed within 120 days of occupancy. 5. That the applicant does not have outdoor storage or display of products or merchandise. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That the car wash does not operate between the hours of 9 p.m. and 7 a.m. 8. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 12, 2011. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	28208 Special Use	Rolanda Cornelius Lessee Request to occupy the premises as a day care center for 50 children (25 children per shift) infant-12 yrs of age, operating Monday-Sunday 6:00 a.m. - Midnight (a day care center was previously approved at this location).	4006 W. Burleigh St. A/K/A 4004 W. Burleigh St. 7th Dist.
	Action:	Granted 1 yr.	
	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 signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That the applicant obtains a loading zone on West Burleigh Street. 9. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	28204 Special Use	The Life House, LLC Angela Sheats; Lessee Request to occupy the premises as a group home for a maximum of 8 children (boys & girls) ages 12 - 17.	3431 N. 44th St. 7th Dist.
	Action:	Adjourned	
	Motion:	Adjourned at the request of the Alderman prior to the hearing.	
69	28040 Dimensional Variance	Robert P Siewaert Property Owner Request to allow a dormer expansion to both the side walls of the existing garage (dormers must be no wider than half of the length of the roof).	2817 W. Lincoln Av. 8th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
70	28158 Appeal of an Order	Tri-Corp Housing, Inc. Property Owner Request to petition the Board to accept a revised plan of operation for the facility and/or be afforded a reasonable accommodation to continue to occupy the premises as a transitional living facility (this is a continuation of the revocation proceeding initiated by the Department of Neighborhood Services order dated, March 2, 2007, determining that the facility had failed to operate in accordance with the Board approved plan of operation) .	2713 W. Richardson Pl. 4th Dist.
	Action:	Adjourned	
	Motion:	Adjourned by chairman prior to hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Winkler moved to approve the minutes of the April 19, 2007 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for June 7, 2007.

Board member Winkler moved to adjourn the meeting at 8:15 p.m. Seconded by Board member Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board