

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

**REGULAR MEETING – July 31, 2008**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairman:** Craig H. Zetley (*voting on items 1 – 55, 57 - 71*)

**Members:** Henry P. Szymanski (*voting on items 1 - 72*)  
Scott R. Winkler (*voting on items 1 - 72*)  
Catherine M. Doyle (*excused*)  
Donald Jackson (*voting on items 1 - 72*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 1 - 72*)  
Leni M. Siker (*voting on items 56, 72*)

START TIME: 4:10p.m.

End Time: 8:10 p.m.

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| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                            |
|-----------------|----------------------------|--|---|
| 1               | 28834<br>Use Variance      | Hampton Real Estate, LLC<br>Property Owner<br><br>Request to occupy the premises as a day care center for 20 children per shift, operating Monday through Friday, from 7:00 a.m. - 6:00 p.m. (within 300 ft. of a facility that possesses a liquor license). | 1957 W. Hampton Av.<br>A/K/A 1951 W. Hampton Av.<br>1st Dist. |
|                 | Action:                    | Dismissed  |   |
|                 | Motion:                    | Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | --   |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                            |
|-----------------|----------------------------|---|---|
| 2               | 29058<br>Use Variance      | Denver & Sheldon Cruickshank<br>Property Owner<br><br>Request to occupy the premises as a family day care home for 8 children infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. | 4173 N. 68th St.<br>A/K/A 4175 N. 68th St.<br>2nd Dist.       |
|                 | Action:                    | Dismissed   |   |
|                 | Motion:                    | Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |   |
|                 | Conditions of Approval:    | --  |   |
| 3               | 28936<br>Special Use       | Lutheran Social Services of Wisconsin & Upper Michigan, Inc.;Property Owner<br><br>Request to occupy the premises as a small group shelter care facility for 8 female clients, 12 - 17 years of age.    | 3310 N. Dousman St.<br>A/K/A 3320 N. Dousman St.<br>3rd Dist. |
|                 | Action:                    | Dismissed   |   |
|                 | Motion:                    | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |   |
|                 | Conditions of Approval:    | --  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                |
|-----------------|----------------------------|--|---|
| 4               | 28824<br>Use Variance      | Shah Associates, Inc,<br>Property Owner<br><br>Request to construct an addition of a laundromat facility to the existing Board approved motor vehicle filling station and convenience store and to provide accessory parking between the front facade of the principal building and property lot line. | 2502 W. Wisconsin Av.<br>A/K/A 721 N. 25th St.<br>4th Dist.       |
|                 | Action:                    | Dismissed  |   |
|                 | Motion:                    | Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | --   |   |
| 5               | 28473<br>Special Use       | St. James Estates LLC<br>Therese Gilling;Property Owner<br><br>Request to occupy the premises as a rooming house for eight residents.  | 914 N. 18th St.<br>A/K/A 916 N. 18th St.<br>4th Dist.             |
|                 | Action:                    | Adjourned  |   |
|                 | Motion:                    | This matter was adjourned at the request of the applicant. It will be rescheduled for the next available hearing.  |   |
|                 | Vote:                      | --   |   |
|                 | Conditions of Approval:    | --   |   |
| 6               | 28474<br>Use Variance      | St. James Estates LLC<br>Therese Gilling;Property Owner<br><br>Request to occupy the premises as a rooming house for eight tenants.  | 1922 W. Kilbourn Av.<br>A/K/A 1922 W. Kilbourn Av. 1<br>4th Dist. |
|                 | Action:                    | Adjourned  |   |
|                 | Motion:                    | This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.  |   |
|                 | Vote:                      | --   |   |
|                 | Conditions of Approval:    | --   |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>  |
|-----------------|----------------------------|--|---|
| 7               | 28893<br>Special Use       | Notkia Delarosa<br>Lessee<br><br>Request to occupy a portion of the premises as an adult day care center for 10 clients operating from 7:00 a.m. to 3:00 p.m (Board approved motor vehicle repair facility operating out of the rear of the building). | 8436 W. Lisbon Av.<br>5th Dist.   |
|                 | Action:                    | Dismissed  |   |
|                 | Motion:                    | Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | --   |   |
| 8               | 28910<br>Special Use       | Azie L Bonds<br>Lessee<br><br>Request to occupy a portion of the premises as a elementary or secondary school for 100 students grades 6 - 12 operating Monday - Friday 8:30 a.m. - 3:30 p.m.   | 2947 N. Martin L King Jr Dr.<br>A/K/A 2941 N. Martin L King Jr Dr.<br>6th Dist. |
|                 | Action:                    | Dismissed  |   |
|                 | Motion:                    | Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | --   |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>   |
|-----------------|----------------------------|---|--|
| 9               | 28943<br>Special Use       | Michael Tsirlin<br>Property Owner   | 5200 W. Mill Rd.<br>9th Dist.  |
|                 |                            | Request to add a motor vehicle sales facility to the existing Board approved motor vehicle repair facility (permitted driving school on site).  |  |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | This matter was adjourned at the request of the Alderman of the district, and will be rescheduled for the next available hearing.   |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |
| 10              | 29074<br>Special Use       | Able Access Transportation<br>Steve Tipton; Lessee  | 8200 W. Brown Deer Rd.<br>A/K/A 8200 W. Brown Deer Rd.<br>200<br>9th Dist. |
|                 |                            | Request to occupy the premises as a ground transportation service facility.   |  |
|                 | Action:                    | Granted 2 yrs.  |  |
|                 | Motion:                    | Scott Winkler moved to grant this appeal. Seconded by Henry Szymanski.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                           |
|-----------------|----------------------------|---|--|
| 11              | 29081<br>Special Use       | Zubar Arshad<br>Lessee<br><br>Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator). | 5990 W. Good Hope Rd.<br>9th Dist.                           |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | This matter was adjourned at the request of the Alderman of the district and will be rescheduled for the next available hearing.                            |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |
| 12              | 29044<br>Special Use       | Muzamil Zaman<br>Lessee<br><br>Request to continue occupying the premises as a motor vehicle filling station and convenience store.                         | 7002 W. Center St.<br>A/K/A 7000 W. Center St.<br>10th Dist. |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.                                     |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |

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|-----------------|----------------------------------|--|------------------------------------|
| 13              | 29041<br>Dimensional<br>Variance | Clear Channel Outdoor<br>Dan Pomeroy; Lessee<br><br>Request to continue to allow an off-premise sign that does not meet the minimum residential buffer (required 50 ft. / proposed 44 ft.).  | 3505 S. 76th St.<br>11th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance be granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                              |
|-----------------|----------------------------|---|---|
| 14              | 29079<br>Special Use       | Kramer Loft, LLC<br>Rich Arnesen;Property Owner   | 150 E. Pittsburgh Av.<br>A/K/A 153 S. Barclay St.<br>12th Dist. |
|                 |                            | Request to occupy the premises as a principal use parking lot.  |   |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is implimented and maintained in acordance with the landscape and screening plans submitted to the Board of Zoning Appeals on June 30, 3008 and July 11, 2008.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |   |

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|-----------------|----------------------------|---|--|
| 15              | 29087<br>Use Variance      | Latisha L Hickson<br>Property Owner<br><br>Request Request to occupy the premises as a day care center for 23 children per shift, infant to 12 years of age operating Monday - Sunday 6 a.m. - midnight (This was previously approved by the Board in 2005 for a special use and was granted approval until 2010. The day care center did not obtain the required permits in the allotted time due to efforts to make alterations and renovations to obtain their occupancy permit for the existing special use approval. The code changed during this process requiring a use variance for being within 300 ft. of a liquor license.).   | 2490 S. 10th St.<br>A/K/A 2490 S. 10th St. A<br>12th Dist. |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M</li> <li>6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>7. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |  |

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|-----------------|----------------------------|--|------------------------------------|
| 16              | 29038<br>Special Use       | Salim Shelleh<br>Property Owner  | 6206 S. 27th St.<br>13th Dist.     |
|                 |                            | Request to continue occupying the premises as a motor vehicle sales and repair facility.                               |                                    |
|                 | Action:                    | Adjourned  |                                    |
|                 | Motion:                    | This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda. |                                    |
|                 | Vote:                      | --   |                                    |
|                 | Conditions of Approval:    | --   |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                             |
|-----------------|----------------------------|---|--|
| 17              | 29040<br>Special Use       | Mark Sundberg<br>Lessee<br><br>Request to continue occupying the premises as a motor vehicle sales facility (moped sales).  | 4213 S. Howell Av.<br>A/K/A 4213 A S. Howell Av.<br>13th Dist. |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That no merchandise is displayed in the public way</li> <li>7. That the applicant has no outdoor storage of junk and debris.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                         |
|-----------------|----------------------------|--|--|
| 18              | 29066<br>Use Variance      | Neal Budahn<br>Property Owner  | 1100 W. Grange Av.<br>A/K/A 5476 S. 13th St.<br>13th Dist. |
|                 |                            | Request to continue occupying the premises as an outdoor recreation facility with an accessory storage building (baseball field with concessions stand) .  |  |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                       |
|-----------------|----------------------------|--|--|
| 19              | 29082<br>Use Variance      | Video Savings<br>Lessee<br><br>Request to continue operating the premises as an adult retail establishment (video store with a section of adult videos, this is a new operator).   | 3906 S. 27th St.<br>A/K/A 3904 S. 27th St.<br>13th Dist. |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the facility must adhere to the floor plan submitted to the Board on April 10, 2003.</li> <li>6. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 20              | 29036<br>Special Use       | Abdul Haq<br>Lessee   | 702 W. Oklahoma Av.<br>14th Dist.  |
|                 |                            | Request to continue occupying the premises as a motor vehicle filling station.  |                                    |
|                 | Action:                    | Granted 10 yrs.   |                                    |
|                 | Motion:                    | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |                                    |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>6. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises</li> <li>9. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 21              | 29048<br>Special Use       | Thomas W May<br>Prospective Buyer  | 832 W. Oklahoma Av.<br>14th Dist.  |
|                 |                            | Request to continue occupying the premises as a motor vehicle sales facility .   |                                    |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development.</li> <li>5. That site illumination shall not glare onto adjacent streets and residences.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That there be no vehicles displayed for sale in the public right of way.</li> <li>8. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

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|-----------------|----------------------------|--|------------------------------------|
| 22              | 29093<br>Special Use       | Daniel DeValk<br>Property Owner  | 4404 W. North Av.<br>15th Dist.    |
|                 |                            | Request to continue occupying the premises as an auto body shop.   |                                    |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all repair work is conducted inside of the building.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That there be no work conducted on vehicles in the public right of way.</li> <li>8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

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|-----------------|----------------------------|--|------------------------------------|
| 23              | 28900<br>Special Use       | Mathew Kroupa<br>Prospective Buyer   | 4251 N. Green Bay Av.<br>1st Dist. |
|                 |                            | Request to occupy the premises as a motor vehicle repair facility.   |                                    |
|                 | Action:                    | Granted 3 yrs.   |                                    |
|                 | Motion:                    | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |                                    |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on 6/24/2008.</li> <li>6. That all repair work is conducted inside of the building.</li> <li>7. That there be no work conducted on vehicles in the public right of way.</li> <li>8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 24              | 29039<br>Special Use       | Sharon Riley<br>Property Owner  | 5025 N. Hopkins St.<br>1st Dist.   |
|                 |                            | Request to continue occupying the premises as a group foster home for 5 occupants, 12 - 17 years of age.  |                                    |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                         |
|-----------------|----------------------------|--|--|
| 25              | 29051<br>Special Use       | Community Financial Service Center<br>Lessee   | 3500 W. Villard Av.<br>A/K/A 5215 N. 35th St.<br>1st Dist. |
|                 |                            | Request to continue occupying the premises as a currency exchange facility.  |  |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 26              | 29059<br>Special Use       | Terry Taper<br>Property Owner   | 4022 N. 27th St.<br>1st Dist.      |
|                 |                            | Request to increase the number of children per shift from 50 to 100 and to increase the hours of operation from 6:00 a.m. - midnight to 24 hours Monday - Friday for a Board approved day care center.  |                                    |
|                 | Action:                    | Granted 3 yrs.  |                                    |
|                 | Motion:                    | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |                                    |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. That the parking lot frontage along N. 27th St. is landscaped with trees in shrubs in accordance with s295-405 of the Milwaukee Zoning Code</li> <li>6. That the petitioner obtains a new occupancy certificate to evaluated the building for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior increasing capacity.</li> <li>7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                            |
|-----------------|----------------------------|---|---|
| 27              | 29083<br>Special Use       | Jose Gonzales<br>Lessee   | 2400 W. Capitol Dr.<br>A/K/A 2404 W. Capitol Dr.<br>1st Dist. |
|                 |                            | Request to increase the hours of operation from 6 a.m. - 11 p.m. to 5:00 a.m. - midnight for a Board approved day care center for 134 children infant to 12 years of age, operating Monday - Sunday .   |   |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on February 10, 2018</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                              |
|-----------------|----------------------------|---|---|
| 28              | 29030<br>Special Use       | Teen Challenge International Milwaukee<br>Craig Harper, Executive Director; Lessee  | 9014 W. Appleton Av.<br>A/K/A 9038 W. Appleton Av.<br>2nd Dist. |
|                 |                            | Request to continue occupying the premises as a second-hand store.  |   |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>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.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                      |
|-----------------|----------------------------|--|---|
| 29              | 29078<br>Use Variance      | William I Jenkins<br>Jenkins & Associates, LLC;Property<br>Owner<br><br>Request to continue occupying the<br>premises as an outdoor recreation facility<br>(golf driving range).   | 7047 W. Mill Rd.<br>A/K/A 7125 R W. Mill Rd.<br>2nd 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<br>Approval: | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof</li> </ol>    |   |
| 30              | 29033<br>Special Use       | Theresa Boswell<br>Lessee<br><br>Request to continue occupying a portion<br>of the premises as a health clinic (mental<br>health services for adolescents and adults)<br>.   | 2266 N. Prospect Av. 605<br>A/K/A 2266 N. Prospect Av. 504<br>3rd Dist. |
|                 | 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<br>Approval: | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                            |
|-----------------|----------------------------|--|---|
| 31              | 29095<br>Use Variance      | Munem Abukhamireh<br>Property Owner<br><br>Request to continue occupying the 1st & 2nd floors of the premises as a personal service facility (salon) .   | 3041 N. Oakland Av.<br>A/K/A 3043 N. Oakland Av.<br>3rd Dist. |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                      |
|-----------------|----------------------------|---|---|
| 32              | 29045<br>Special Use       | McAllen Partnership; McDonald's<br>Deborah N Allen;Franchisee   | 1220 N. 35th St.<br>A/K/A 1200 N. 35th St.<br>4th Dist. |
|                 |                            | Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive-through (new operator).   |   |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                              |
|-----------------|----------------------------|---|---|
| 33              | 29049<br>Special Use       | University Partners, LLP<br>James B. Schulhof;Property Owner<br><br>Request to continue occupying the premises as a dormitory for 72 occupants.   | 523 N. 17th St. 101<br>A/K/A 523 N. 17th St. 111<br>4th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |   |
| 34              | 29067<br>Special Use       | Northwest Mutual Life Insurance Company<br>Lessee<br><br>Request to continue occupying the premises as a principal use parking lot.   | 822 N. Van Buren St.<br>A/K/A 826 N. Van Buren St.<br>4th Dist. |
|                 | Action:                    | Adjourned   |   |
|                 | Motion:                    | This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.   |   |
|                 | Vote:                      | --  |   |
|                 | Conditions of Approval:    | --  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                                  |
|-----------------|----------------------------|---|---|
| 35              | 29096<br>Special Use       | DeVry, Inc.<br>Rochelle Swinko;Lessee<br><br>Request to occupy a portion of the premises as a specialty school.   | 411 E. Wisconsin Av.<br>A/K/A 411 E. Wisconsin Av. 700<br>4th Dist. |
|                 | Action:                    | Granted 3 yrs.  |   |
|                 | Motion:                    | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |   |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |   |
| 36              | 29099<br>Special Use       | Uihlein Properties, LLC<br>Ivan Petrovic;Property Owner<br><br>Request to continue occupying the premises as a parking lot.   | 503 N. Broadway .<br>A/K/A 503 N. Broadway .<br>4th Dist.           |
|                 | Action:                    | Adjourned   |   |
|                 | Motion:                    | This item has been adjourned from the consent agenda at the request of staff and will be rescheduled for the next available public hearing.   |   |
|                 | Vote:                      | --  |   |
|                 | Conditions of Approval:    | --  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u>       | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>   |
|-----------------|----------------------------------|--|--------------------------------------|
| 37              | 29061<br>Dimensional<br>Variance | Highway 45, LLC<br>Dave Roettgers;Agent<br><br>Request to continue to allow a freestanding sign that is over the maximum allowed height (allowed 35 ft. / proposed 70 ft.) .   | 5501 N. Lovers Lane Rd.<br>5th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That there is no increase in the height or the area of this sign.</li> <li>5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                      |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                                      |
|-----------------|----------------------------|---|---|
| 38              | 29070<br>Special Use       | Julian E Jasper, Sr.<br>Property Owner<br><br>Request to continue occupying the premises as a day care center for 34 children 3 to 6 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m.  | 10230 W. Fond Du Lac Av.<br>A/K/A 10236 W. Fond Du Lac Av.<br>5th Dist. |
|                 | 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:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening along the W. Fond du Lac Ave frontage is implemented and maintained in a manner that is consistent with city code.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |   |
| 39              | 29046<br>Special Use       | More Than Conquerors Group Home<br>Caprice Mathies, Manager; Lessee<br><br>Request Request to increase the number of occupants from 8 to 10 (for an existing Board approved group home) .   | 1017 W. Burleigh St.<br>A/K/A 1019 W. Burleigh St.<br>6th Dist.         |
|                 | Action:                    | Adjourned   |   |
|                 | Motion:                    | This matter was adjourned from the consent agenda at the request of staff and will be rescheduled for the next available agenda.  |   |
|                 | Vote:                      | --  |   |
|                 | Conditions of Approval:    | --  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u>    | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                            |
|-----------------|-------------------------------|--|---|
| 40              | 29077<br>Special Use          | Jeanette Blackmon<br>Lessee<br><br>Request to occupy a portion of the premises as a social service facility (offering job placement and vocational skills training).   | 2821 N. 4th St. 312<br>A/K/A 2821 N. 4th St. 206<br>6th Dist. |
|                 | Action:                       | Granted 3 yrs.   |   |
|                 | Motion:                       | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.  |   |
|                 | Vote:                         | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:       | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |   |
| 41              | 29060<br>Dimensional Variance | Clear Channel Outdoor<br>Dan Pomeroy; Lessee<br><br>Request to erect an off premises sign that does not meet the minimum required street setback (required 35 ft. / proposed 20 ft.), does not meet the required setback from the freeway (required 500 ft. / proposed 100 ft.), and that is over the maximum allowed display area (allowed 300 sq. ft. / proposed 672 sq. ft.).   | 2307 N. 7th St.<br>A/K/A 725 W. North Av.<br>6th Dist.        |
|                 | Action:                       | Adjourned  |   |
|                 | Motion:                       | This matter was adjourned at the request of an interested party, and will be rescheduled for the next available hearing.   |   |
|                 | Vote:                         | --   |   |
|                 | Conditions of Approval:       | --   |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                              |
|-----------------|----------------------------|---|---|
| 42              | 29085<br>Special Use       | Matyas Building<br>c/o Team Management, LLC;Lessee  | 2445 N. Holton St.<br>A/K/A 2443 N. Holton St. 202<br>6th Dist. |
|                 |                            | Request to occupy the premises as a<br>general retail establishment.  |   |
|                 | 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<br>Approval: | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                          |
|-----------------|----------------------------|---|---|
| 43              | 29091<br>Special Use       | Anna M Morton<br>Property Owner   | 519 W. Brown St.<br>A/K/A 527 W. Brown St. ADJ<br>6th Dist. |
|                 |                            | Request to continue occupying the premises as a 24 hour day care center for 57 children (per shift) infant to 13 years of age operating Monday - Saturday.  |   |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                         |
|-----------------|----------------------------|--|--|
| 44              | 29100<br>Special Use       | M & S Clinical Services<br>Mark Fossie;Lessee<br><br>Request to continue occupying the premises as a social service facility (providing outpatient counseling services). (This site was previously approved in 2003 for a period of three years, occupancy expired in 2006).   | 2821 N. 4th St.<br>A/K/A 2821 N. 4th St. 310C<br>6th Dist. |
|                 | Action:                    | Granted 3 yrs.   |  |
|                 | Motion:                    | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                       |
|-----------------|----------------------------|--|--|
| 45              | 29101<br>Special Use       | Deondria Powers<br>Property Owner  | 3565 N. Martin L King Jr Dr.<br>A/K/A 3565 N. Green Bay Av.<br>6th Dist. |
|                 |                            | Request to increase the hours of operation from 5:00 a.m. - 10 p.m. to 5:00 a.m. - midnight for a Board approved day care center for 30 children per shift infant to 12 years of age, operating Monday - Sunday.   |  |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 13, 2009.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 46              | 29028<br>Special Use       | Franklin D McCollum, Sr.<br>Prospective Buyer   | 3121 N. 36th St.<br>7th Dist.      |
|                 |                            | Request to continue occupying the premises as a hand car wash.  |                                    |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all car wash activity is conducted inside of the building.</li> <li>5. That all wastewater is contained on site.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>8. That there be no work conducted on vehicles in the public right of way.</li> <li>9. That the applicant has no outdoor storage junk and debris.</li> <li>10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                            |
|-----------------|----------------------------|--|---|
| 47              | 28997<br>Special Use       | Gloria Oglesby<br>Lessee<br><br>Request to increase the hours of operation for a Board approved day care center from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 9:00 p.m.; to increase the number of children from 75 to 80 per shift, and to continue occupying the premises as a day care center for children ages infant to 12 yrs. of age.   | 5613 W. Hampton Av.<br>A/K/A 5615 W. Hampton Av.<br>7th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 48              | 29080<br>Special Use       | Ralph H Fleege<br>Property Owner  | 2066 S. 37th St.<br>8th Dist.      |
|                 |                            | Request to occupy the premises as a tavern. (The level of modification and repair to the building has caused the original nonconforming special use to require Board approval).   |                                    |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                        |
|-----------------|----------------------------|---|---|
| 49              | 29086<br>Special Use       | Day Care Services for Children, Inc.<br>Lloyd W. Barnes;Property Owner  | 2210 W. Becher St.<br>8th Dist.                           |
|                 |                            | Request to continue occupying the premises as a day care center for 72 children, infant to 12 years of age operating Monday - Friday 6:30 a.m. to 5:30 p.m.   |   |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |   |
| 50              | 28710<br>Use Variance      | Kashmir Multani<br>Lessee   | 1530 W. State St.<br>A/K/A 1560 W. State St.<br>4th Dist. |
|                 |                            | Request to occupy the premises as a filling station (existing Board approved station which expired in 2005).  |   |
|                 | Action:                    | Adjourned   |   |
|                 | Motion:                    | This matter was adjourned at the request of staff, and will be rescheduled for the next available hearing.  |   |
|                 | Vote:                      | --  |   |
|                 | Conditions of Approval:    | --  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                      |
|-----------------|----------------------------|--|---|
| 51              | 28895<br>Use Variance      | Butterfield Trucking, Inc.<br>David Deaton; Lessee<br><br>Request to occupy the premises as a recycling/processing facility for mined materials (processing, crushing, storage and trucking of asphalt and concrete for N 76th road work project). | 7350 N. 76th St.<br>A/K/A 7340 N. 76th St.<br>9th Dist. |
|                 | Action:                    | Adjourned  |   |
|                 | Motion:                    | Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | --   |   |
| 52              | 28666<br>Special Use       | John Erdmann<br>Lessee<br><br>Request to continue occupying the premises as a motorcycle sales, repair, and service facility.  | 7016 N. 76th St.<br>A/K/A 7020 N. 76th St.<br>9th Dist. |
|                 | Action:                    | Adjourned  |   |
|                 | Motion:                    | Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | --   |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                |
|-----------------|----------------------------|--|---|
| 53              | 28909<br>Special Use       | Community Baptist Church of Greater Milwaukee<br>Property Owner  | 6850 W. Good Hope Rd.<br>A/K/A 6800 W. Good Hope Rd.<br>9th Dist. |
|                 |                            | Request to occupy a portion of the proposed religious assembly hall/school (both permitted) as a 24 hr. day care center for 140 children (1st shift) and 75 children (2nd and 3rd shift), infant to 12 yrs. of age, operating Monday - Friday, and that is within 300 ft. of a facility that possesses a liquor license .  |   |
|                 | Action:                    | Granted 5 yrs.   |   |
|                 | Motion:                    | Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-905-3-d of the Milwaukee Zoning Code.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That the applicant shall submit plans of the proposed development to the Milwaukee County Department of Public Works and implement any median modifications they may require (W. Good Hope Road is under the jurisdiction of Milwaukee County).</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u>       | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                     |
|-----------------|----------------------------------|--|--|
| 54              | 28939<br>Special Use             | Shalanda Magloire Green<br>Lessee<br><br>Request to occupy a portion of the premises (units #118, #206, and #310) as a social service facility (job placement, and job training).<br><br>Action: Granted 3 yrs.<br><br>Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.<br><br>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.<br><br>Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>                         | 6815 W. Capitol Dr. 310<br>A/K/A 6815 W. Capitol Dr. 105<br>10th Dist. |
| 55              | 28971<br>Dimensional<br>Variance | Mount Olive Lutheran Church<br>Andy Braatz;Property Owner<br><br>Request to continue to allow a freestanding sign that is over the maximum permitted display area (maximum display area allowed 20.00 sq ft./ proposed 27.75 sq. ft / excess of 7.75 sq. ft.).<br><br>Action: Granted<br><br>Motion: Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.<br><br>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.<br><br>Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted to run with the land.</li> </ol> | 5327 W. Washington Bl.<br>A/K/A 1634 N. 54th St.<br>10th Dist.         |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                                  |
|-----------------|----------------------------|---|---|
| 56              | 29013<br>Special Use       | <p>Tapat Properties, LLC<br/>Thomas Nowak;Property Owner</p> <p>Request to occupy the premises as a transitional living facility for 8 occupants (developmentally disabled individuals).</p>  | <p>3346 S. 92nd St.<br/>A/K/A 3346 S. 92nd St. 4<br/>11th Dist.</p> |
|                 | Action:                    | Granted 5 yrs.  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 S. Winkler Abstained.   |   |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 57              | 28945<br>Special Use       | Donald and Celia Constantineau<br>Property Owner   | 5572 S. 27th St.<br>13th Dist.     |
|                 |                            | Request to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility (The existing canopy had collapsed requiring Board approval under Code Section 415-2-d.).   |                                    |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 58              | 28984<br>Special Use       | Saul Rosen<br>Property Owner   | 5575 S. 27th St.<br>13th Dist.     |
|                 |                            | Request to raze a portion of the premises and rebuild a motor vehicle showroom. (This is an intensification of a Board approved motor vehicle sales facility).   |                                    |
|                 | Action:                    | Granted  |                                    |
|                 | Motion:                    | Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |                                    |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That additional trees and shrubs are planted along the S. 27th St. in accordance with the landscape plan that was approved by the Deptment of City Development on 5/24/04. The additional landscaping must be installed within 90 days of occupancy. If occupancy occurs between September 30th of the year of occupancy and March 1st of the following year then landscaping must be installed within 90 days of March 1st.</li> <li>6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>7. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 9, 2014</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                               |
|-----------------|----------------------------|--|--|
| 59              | 28558<br>Special Use       | Nelida Rodriguez<br>Lessee   | 2509 E. Oklahoma Av.<br>A/K/A 2515 E. Oklahoma Av.<br>14th Dist. |
|                 |                            | Request to add auto sales to a previously Board approved car wash facility (vehicle detailing, buffing/waxing, shampoo carpets).   |  |
|                 | Action:                    | Granted  |  |
|                 | Motion:                    | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a landscaping and 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.</li> <li>5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, the existing banner sign, flags and portable message sign are not permitted.</li> <li>6. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>7. That all car wash and detailing activity is conducted inside of the building.</li> <li>8. That all wastewater is contained on site.</li> <li>9. That no interior or exterior window or door grates are used.</li> <li>10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary.</li> <li>11. That the number of vehicles for sale be limited to 3 and are stored in the garage during non-operating hours.</li> <li>12. That there be no vehicles stored or displayed for sale in the public right of way.</li> <li>13. That the applicant (and/or applicant's employees) go with all customers on test drives of vehicles for sale.</li> <li>14. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>15. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on April 23, 2009.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u>       | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|---|------------------------------------|
| 60              | 29042<br>Dimensional<br>Variance | Willard G Downing<br>Property Owner<br><br>Request to construct an addition of a roof-top shed on a detached garage that exceeds the maximum sidewall height (allowed 10 ft. / proposed 16 ft. 10 in.).   | 2210 E. Oklahoma Av.<br>14th Dist. |
|                 | Action:                          | Granted   |                                    |
|                 | 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the second floor of the garage is only used for storage.</li> <li>5. That this Variance is granted to run with the land.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                       |
|-----------------|----------------------------|--|--|
| 61              | 28882<br>Special Use       | PH Green Bay, LLC<br>Wisconsin Hospitality Group,<br>LLC;Property Owner  | 3131 S. Kinnickinnic Av.<br>A/K/A 3133 S. Kinnickinnic Av.<br>14th Dist. |
|                 |                            | Request to continue occupying the premises as a fast-food / carry-out restaurant.  |  |
|                 | Action:                    | Granted 10 yrs.  |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.</li> <li>6. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>7. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                           |
|-----------------|----------------------------|---|--|
| 62              | 29010<br>Special Use       | Alphaomega, LLC<br>Property Owner<br><br>Request to occupy the premises as a social service facility (providing family services and community outreach).  | 3412 W. Center St.<br>15th Dist.                             |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | This matter was adjourned at the request of the Alderman of the district and will be rescheduled for the next available agenda.   |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |
| 63              | 28989<br>Special Use       | Kalim M Beg<br>Property Owner<br><br>Request to raze and construct a motor vehicle filling station and convenience store utilizing the original pumps and canopy (applicant will be combining two adjacent lots and razing the existing filling station and two residential dwellings). | 2624 W. Lisbon Av.<br>A/K/A 2642 W. Lisbon Av.<br>15th Dist. |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |  |
|                 | Conditions of Approval:    | --  |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                                    |
|-----------------|----------------------------|---|---|
| 64              | 28993<br>Special Use       | Greg and Juanita Brown<br>Prospective Buyer   | 4031 W. Kiehnau Av.<br>1st Dist.                                      |
|                 |                            | Request to occupy the premises as a day care center for 60 children per shift, infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight.   |   |
|                 | Action:                    | Dismissed   |   |
|                 | Motion:                    | Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |   |
|                 | Conditions of Approval:    | --  |   |
| 65              | 28799<br>Special Use       | Kenneth Riche<br>Property Owner   | 5309 W. Fond Du Lac Av.<br>A/K/A 5303 W. Fond Du Lac Av.<br>2nd Dist. |
|                 |                            | Request to continue occupying the premises as a currency exchange (check cashing, money orders, postal supplies) facility.  |   |
|                 | Action:                    | Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                                    |
|-----------------|----------------------------|---|---|
| 66              | 28866<br>Special Use       | Wesley Bryant<br>Lessee<br><br>Request to occupy a portion of the premises as a repair facility (tire repair and installation). | 6046 W. Fond Du Lac Av.<br>A/K/A 6050 W. Fond Du Lac Av.<br>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.  |   |
|                 | Conditions of Approval:    | --  |   |
| 67              | 28598<br>Special Use       | Hazim Farah<br>Property Owner<br><br>Request to continue occupying the premises as a car sales and repair facility.             | 7210 W. Capitol Dr.<br>2nd Dist.                                      |
|                 | Action:                    | Adjourned   |   |
|                 | Motion:                    | Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  |   |
|                 | Conditions of Approval:    | --  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 68              | 28987<br>Special Use       | The Cat Doctors, S.C.<br>Kathryn L. Christensen; Lessee   | 236 N. Water St. 1<br>4th Dist.    |
|                 |                            | Request to continue occupying a portion of the premises as an animal hospital / clinic for cats.  |                                    |
|                 | Action:                    | Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                |
|-----------------|----------------------------|--|---|
| 69              | 29031<br>Special Use       | Leticia Browley<br>Lessee<br><br>Request to occupy the premises as a day care center for 16 children (8 per shift) infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m.   | 2946 N. 10th St.<br>A/K/A 2946 N. Mother Simpson Way<br>6th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant or the applicant's mother lives on site.</li> <li>5. That the applicant replaces the rear fence gate with approve material.</li> <li>6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                          |
|-----------------|----------------------------|--|---|
| 70              | 28991<br>Special Use       | Nyishia Brown-Roby<br>Lessee<br><br>Request to occupy the premises as a group home for 8 occupants.  | 4730 W. Center St.<br>A/K/A 4720 W. Center St.<br>7th Dist. |
|                 | Action:                    | Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol> |   |
| 71              | 29022<br>Special Use       | Midwest Hospitality, LLC<br>Lessee<br><br>Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through that is within 150 feet of a residential use (The Board has previously approved the site for this use. The new operator is renovating and intensifying the site) .   | 1635 W. North Av.<br>A/K/A 1625 W. North Av.<br>15th Dist.  |
|                 | Action:                    | Adjourned  |   |
|                 | Motion:                    | Donald Jackson moved to adjourn the appeal to Administrative Review. Seconded by Scott Winkler.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Zetley Abstained.   |   |
|                 | Conditions of Approval:    | --   |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 72              | 28979<br>Special Use       | Jeffrey H Seider<br>Lessee  | 1615 S. 22nd St.<br>8th Dist.      |
|                 |                            | Request to occupy a portion of the premises as a transitional living facility for 28 occupants (homeless individuals with mental health needs). Applicant has requested a reasonable accommodation hearing in the event that this appeal is denied.   |                                    |
|                 | Action:                    | Granted 2 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Leni Siker.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 S. Winkler Abstained.   |                                    |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for residential occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol> |                                    |

**Other Business:**

Board member Szymanski moved to approve the minutes of the July 10, 2008 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for September 18, 2008.

Board member Szymanski moved to adjourn the meeting at 8:10 p.m.. Seconded by Board member Siker. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board