

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

**REGULAR MEETING – February 11, 2010**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairman:** Catherine M. Doyle (*voting on items 1 - 93*)

**Members:** Henry P. Szymanski (*voting on items 1 - 93*)  
Georgia M. Cameron (*excused*)  
Donald Jackson (*voting on items 1 - 93*)  
Martin E. Kohler (*excused*)

**Alt. Board Members:** Jose L. Dominguez (*voting on items 1 - 93*)  
Leni M. Siker (*voting on items 1 - 93*)

START TIME: 4:08 p.m.

END TIME: 8:35 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               | 29979<br>Special Use       | Leighton Liburd & Johnnie Ashley<br>Lessee<br><br>Request to occupy the premises as a day care center for 100 children per shift infant to 12 years of age, operating 24 hours Monday - Friday. | 2025 W. Fond Du Lac Av.<br>A/K/A 2027 W. Fond Du Lac Av.<br>15th Dist. |
|                 | Action:                    | Dismissed   |  |
|                 | Motion:                    | Henry Szymanski moved to dismiss the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | --  |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                                 |
|-----------------|----------------------------|---|--|
| 2               | 29923<br>Special Use       | 200 Wisconsin LLC<br>Sung Kang;Property Owner<br><br>Request to occupy the premises as a general office facility (internet-based sales of beauty supplies). | 208 W. Wisconsin Av.<br>A/K/A 200 W. Wisconsin Av.<br>4th Dist.    |
|                 | Action:                    | Dismissed   |  |
|                 | Motion:                    | Henry Szymanski moved to dismiss the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | --  |  |
| 3               | 29976<br>Special Use       | Holy Miracle Church<br>Sam Buchanan;Lessee<br><br>Request to continue occupying the premises as a religious assembly hall.                                  | 3064 N. Martin L King Jr Dr.<br>A/K/A 3064 N. 3rd St.<br>6th Dist. |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    |   |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |
| 4               | 29999<br>Special Use       | Sam Buchanan<br>Lessee<br><br>Request to continue occupying the premises as a motor vehicle repair facility.  | 3048 N. Martin L King Jr Dr.<br>A/K/A 3048 N. 3rd St.<br>6th Dist. |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    |   |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                           |
|-----------------|----------------------------|--|--|
| 5               | 29780<br>Use Variance      | Tangible Word Church c/o The<br>Distribution Center<br>Roxanne Cardenas, Pastor;Lessee   | 8687 N. 107th St.<br>A/K/A 8687 N. 107th St. E<br>9th Dist.  |
|                 |                            | Request to occupy a portion of the<br>premises as a religious assembly hall.   |  |
|                 | Action:                    | Dismissed  |  |
|                 | Motion:                    | Henry Szymanski moved to dismiss the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |  |
|                 | Conditions of<br>Approval: | --   |  |
| 6               | 29949<br>Special Use       | Jonella Hewing<br>Lessee   | 5321 W. Lisbon Av.<br>A/K/A 5327 W. Lisbon Av.<br>10th Dist. |
|                 |                            | Request to occupy the premises as a day<br>care center for 27 children per shift infant<br>to 12 years of age, operating Monday -<br>Friday 6:00 a.m. - 10:00 p.m. |  |
|                 | Action:                    | Dismissed  |  |
|                 | Motion:                    | Henry Szymanski moved to dismiss the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |  |
|                 | Conditions of<br>Approval: | --   |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                           |
|-----------------|----------------------------|---|--|
| 7               | 30066<br>Use Variance      | Rev. Obed Pena<br>Property Owner  | 524 W. Madison St.<br>A/K/A 518 W. Madison St.<br>12th Dist. |
|                 |                            | Request to continue occupying the premises as a religious assembly hall.  |  |
|                 | Action:                    | Granted 10 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.</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>                       |
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| 8               | 30092<br>Special Use       | Boguslaw Mosio<br>Property Owner<br><br>Request to continue occupying the premises as a motor vehicle body shop and sales facility.   | 2251 S. 13th St.<br>A/K/A 2253 S. 13th St.<br>12th Dist. |
|                 | Action:                    | Granted 10 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That no work or storage of vehicles occurs in the public right of way.</li> <li>7. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That these Special Uses are 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> |
|-----------------|----------------------------|---|------------------------------------|
| 9               | 30168<br>Special Use       | Assembly of Pentecostal Church of Jesus Christ Inc<br>Irene Torres;Property Owner   | 2335 S. 13th St.<br>12th Dist.     |
|                 |                            | Request to continue occupying the premises as a religious assembly hall.  |                                    |
|                 | Action:                    | Granted 10 yrs.   |                                    |
|                 | Motion:                    | Hnery Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |                                    |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 10              | 30176<br>Special Use       | Southeastern Investments, LLC<br>Khaled Al Mousa;Property Owner  | 1400 S. 6th St.<br>12th Dist.      |
|                 |                            | Request to continue occupying the premises as a motor vehicle filling station and convenience store.   |                                    |
|                 | Action:                    | Granted 10 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 the petitioner shall maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on November 19, 1999.</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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>8. That 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>9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |                                    |

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| 11              | 30197<br>Special Use       | Guadalupe Coronado<br>The Progress of the South; Lessee<br><br>Request to continue occupying the premises as a second-hand sales facility.  | 1651 S. 11th St.<br>A/K/A 1651 A S. 11th St.<br>12th Dist. |
|                 | Action:                    | Granted 5 yrs.  |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 storefront windows are maintained in a neat and orderly manner.</li> <li>5. That there is no outdoor storage or display of merchandise.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That this Special Use is granted for a period of 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> |
|-----------------|----------------------------|--|------------------------------------|
| 12              | 30217<br>Use Variance      | Community Warehouse, Inc.<br>George Bogdanovich, Executive Director;Property Owner   | 521 S. 9th St.<br>12th Dist.       |
|                 |                            | Request to continue occupying the premises as a home improvement center.   |                                    |
|                 | Action:                    | Granted 5 yrs.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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.295-805 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> |                                    |

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|-----------------|----------------------------|---|------------------------------------|
| 13              | 30169<br>Special Use       | Balhair S Dulai<br>Property Owner   | 4866 S. 27th St.<br>13th Dist.     |
|                 |                            | Request to continue occupying the premises as a motor vehicle filling station and car wash.   |                                    |
|                 | Action:                    | Granted 10 yrs.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 the petitioner shall maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on November 19, 1999.</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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>8. That the unused driveway on Carpenter Street be closed with curb, gutter and grass.</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 these Special Uses are 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              | 30188<br>Special Use       | Marcia's Second Time Around, Inc.<br>Mark Roeker, President;Property Owner   | 5928 S. 27th St.<br>13th Dist.     |
|                 |                            | Request to continue occupying the premises as a second-hand sales facility.  |                                    |
|                 | Action:                    | Granted 10 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances 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 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>                       |
|-----------------|----------------------------------|--|--|
| 15              | 30208<br>Dimensional<br>Variance | Acuity Investments; Rattan Soni, Member<br>Property Owner<br><br>Request to continue to allow a<br>freestanding sign that exceeds the<br>maximum allowed height (allowed 14 ft. /<br>proposed 60 ft.).   | 6331 S. 13th St.<br>13th Dist.                           |
|                 | Action:                          | Granted 10 yrs.  |  |
|                 | Motion:                          | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                            | 4 Ayes, 0 Nays, 1 C. Doyle 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> |  |
| 16              | 29837<br>Special Use             | Peter K O'Mally<br>Property Owner<br><br>Request to continue occupying the<br>premises as a truck freight terminal.  | 5282 S. 13th St.<br>A/K/A 5300 S. 13th St.<br>13th Dist. |
|                 | Action:                          | Adjourned  |  |
|                 | Motion:                          | This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing.  |  |
|                 | Vote:                            | --   |  |
|                 | Conditions of<br>Approval:       | --   |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 17              | 30157<br>Special Use       | Only God Can House of Peace<br>Felicia Smith;Lessee   | 2035 N. 39th St.<br>15th Dist.     |
|                 |                            | Request to continue occupying the premises as a group home for 8 occupants.   |                                    |
|                 | Action:                    | Granted 5 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |                                    |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                         |
|-----------------|----------------------------|---|--|
| 18              | 30179<br>Special Use       | Sean Brewster and Donyale Holmes-<br>Brewster<br>Other  | 4025 W. North Av.<br>A/K/A 4047 W. North Av.<br>15th Dist. |
|                 |                            | Request to continue occupying the premises as a religious assembly hall (this is a new operator).   |  |
|                 | Action:                    | Granted 5 yrs.  |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use is granted for a period of 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>                        |
|-----------------|----------------------------|---|---|
| 19              | 30195<br>Special Use       | Virginia Davis<br>Lessee  | 2901 W. North Av.<br>A/K/A 2249 N. 29th St.<br>15th Dist. |
|                 |                            | Request to continue occupying a portion of the premises as a 24 hour day care center for 20 children per shift infant to 12 years of age, operating Monday - Sunday .   |   |
|                 | Action:                    | Granted 3 yrs.  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |   |

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|-----------------|----------------------------|--|--|
| 20              | 30199<br>Special Use       | Bill Nicholson<br>Property Owner   | 4931 W. Center St.<br>A/K/A 4929 W. Center St.<br>15th Dist. |
|                 |                            | Request to continue occupying the premises as a religious assembly hall (this is a new operator).  |  |
|                 | Action:                    | Granted 5 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 within 60 days of approval of the special use the petitioner meet with the Zoning Administration group staff to resolve the issue of restoring storefront windows to the building's front façade. The petitioner must then submit a plan for the restoration of the storefront windows, to the Board of Zoning Appeals for Zoning Administration Group review or submit a report indicating why window restoration is not feasible.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                         |
|-----------------|----------------------------|--|--|
| 21              | 30204<br>Special Use       | Khaled Omar<br>Lessee  | 4509 W. North Av.<br>A/K/A 4503 W. North Av.<br>15th Dist. |
|                 |                            | Request to continue occupying a portion of the premises as a the premises (lower level) as a motor vehicle repair facility.  |  |
|                 | Action:                    | Granted 3 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That any testing of audio equipment and alarm systems must be conducted inside the building with overhead doors closed at minimum amplification, and that customers are not permitted to test alarms or audio equipment on-site unless the tests are conducted inside the building with the doors closed and at minimum amplification.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>7. That all repair work is conducted inside the building.</li> <li>8. That no work or storage of vehicles occurs in the public right of way.</li> <li>9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>11. That this Special Use is granted for a period of 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>                         |
|-----------------|----------------------------|---|--|
| 22              | 30205<br>Special Use       | Maria Y Torres<br>Lessee<br><br>Request to occupy a portion of the premises (upper level) as a motor vehicle repair facility and body shop.   | 4509 W. North Av.<br>A/K/A 4503 W. North Av.<br>15th Dist. |
|                 | Action:                    | Granted 3 yrs.  |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That any testing of audio equipment and alarm systems must be conducted inside the building with overhead doors closed at minimum amplification, and that customers are not permitted to test alarms or audio equipment on-site unless the tests are conducted inside the building with the doors closed and at minimum amplification.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>7. That all repair work is conducted inside the building.</li> <li>8. That no work or storage of vehicles occurs in the public right of way.</li> <li>9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>11. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                          |
|-----------------|----------------------------|---|---|
| 23              | 30012<br>Special Use       | Jamie Burks<br>Lessee   | 4010 W. Villard Av.<br>A/K/A 4110 W. Villard .<br>1st Dist. |
|                 |                            | Request to occupy the premises as a second-hand sales facility (used appliance sales).  |   |
|                 | Action:                    | Granted 3 yrs.  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 existing storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances 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 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              | 30160<br>Special Use       | Joe's East Coast Car Shop Inc.<br>Joseph F. Fix;Prospective Buyer   | 4485 N. Green Bay Av.<br>A/K/A 4483 N. Green Bay Av.<br>1st Dist. |
|                 |                            | Request to continue occupying the premises as an outdoor salvage operation (this is a new operator).  |   |
|                 | Action:                    | Granted   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 opaque fence along North Green Bay Ave. be maintained in a manner that meets the intent of city code.</li> <li>5. That the portion of the premises located south of the building not be used for outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris unless a landscape and screening plan for this portion of the site area that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits, and that landscaping and screening is installed within 90 days of the approval of the landscape plan weather permitting.</li> <li>6. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other 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 time commencing with the date hereof, and expiring on December 11, 2015.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                             |
|-----------------|----------------------------|--|--|
| 25              | 30164<br>Special Use       | The Washing Machine Man<br>Darren Woods; Lessee  | 6555 N. Teutonia Av.<br>A/K/A 3415 W. Kiehnau Av.<br>1st Dist. |
|                 |                            | Request to continue occupying the premises as a second-hand sales facility (used appliance sales and service).   |  |
|                 | Action:                    | Granted 10 yrs.  |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |  |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.</li> <li>5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances 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 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>                      |
|-----------------|----------------------------------|---|---|
| 26              | 30170<br>Dimensional<br>Variance | Richard Kurkiewicz<br>Property Owner<br><br>Request to allow a principal building that does not meet the minimum required lot coverage (required 15% / proposed 10.6%).   | 6444 N. 43rd St.<br>A/K/A 6448 N. 43rd St.<br>1st Dist. |
|                 | Action:                          | Granted   |   |
|                 | Motion:                          | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                            | 4 Ayes, 0 Nays, 1 C. Doyle 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 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> |
|-----------------|----------------------------|---|------------------------------------|
| 27              | 30180<br>Special Use       | Choua Her<br>Lessee   | 6900 N. 43rd St.<br>1st Dist.      |
|                 |                            | Request to increase the hours of operation from 6:00 a.m. to 6:30 p.m. to 6:00 a.m. - 10:30 p.m. Monday - Saturday and to continue occupying a portion of the premises as a day care center for 54 children per shift infant to 12 years of age (new operator).   |                                    |
|                 | Action:                    | Granted 3 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                |
|-----------------|----------------------------|--|---|
| 28              | 30191<br>Special Use       | Andre Carter<br>Property Owner   | 2717 W. Atkinson Av.<br>A/K/A 2717 W. Atkinson Av. 1<br>1st Dist. |
|                 |                            | Request to continue occupying the premises as a day care center for 69 children per shift operating Sunday - Saturday 6:00 a.m. - 10:30 p.m. and a social service facility (on site training and services for parents and staff).  |   |
|                 | Action:                    | Granted 3 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 29              | 30135<br>Special Use       | Gwaltney Evangelistic Assoc. Inc.<br>Rex C. Gwaltney;Property Owner   | 6635 W. Capitol Dr.<br>2nd Dist.   |
|                 |                            | Request to continue occupying the premises as a religious assembly hall.  |                                    |
|                 | Action:                    | Granted 10 yrs.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 windows along the building's W. Capitol Dr facade remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</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>                        |
|-----------------|----------------------------|---|---|
| 30              | 30145<br>Use Variance      | James Hightower<br>Property Owner   | 5453 N. 91st St.<br>A/K/A 5453 N. 91st St. 3<br>2nd Dist. |
|                 |                            | Request to continue occupying the premises as a day care center for 24 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight.  |   |
|                 | Action:                    | Granted 5 yrs.  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                      |
|-----------------|----------------------------|--|---|
| 31              | 30216<br>Special Use       | Tondzra T Hill<br>Property Owner   | 7625 W. Mill Rd.<br>A/K/A 7639 W. Mill Rd.<br>2nd Dist. |
|                 |                            | Request to continue occupying the premises as a day care center for 54 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight.   |   |
|                 | Action:                    | Granted 5 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hrs/ day.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>8. That within 60 days of approval of the special use the petitioner must meet with the Zoning Administration Group staff to prepare a landscape and screening plan. The petitioner must submit a scaled and dimensioned landscape plan that meets the intent of city code section 295-405 to the Board of Zoning Appeals for Zoning Administration Group review and approval. The landscaping plan may require that asphalt is removed along The W. Mill Rd and N. 77th St frontage in order to create a planting strip for the installation of trees and shrubs.</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> |
|-----------------|----------------------------|---|------------------------------------|
| 32              | 30165<br>Special Use       | Madeline Thornton<br>Property Owner   | 8421 W. Villard Av.<br>2nd Dist.   |
|                 |                            | Request to continue occupying the premises as a day care center for 57 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (the number of children per shift between the hours of 9:00 p.m. - midnight may not exceed 20).   |                                    |
|                 | Action:                    | Granted 10 yrs.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That the unused driveway on Villard Ave. be closed with curb, gutter and sod.</li> <li>9. 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              | 30193<br>Special Use       | A. Omar Khatib and Ruth Montes-Khatib<br>Property Owner<br><br>Request to continue occupying the premises as a motor vehicle repair facility (including installation of electronics, tires and custom upholstery). | 6900 W. Capitol Dr.<br>A/K/A 6906 W. Capitol Dr.<br>2nd 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> |
|-----------------|----------------------------|--|------------------------------------|
| 34              | 30207<br>Special Use       | Traci Conner<br>Lessee   | 6709 W. Villard Av.<br>2nd Dist.   |
|                 |                            | Request to continue occupying the premises as a day care center for 41 children per shift infant to 12 years of age, operating Monday - Saturday 5:00 a.m. - midnight.   |                                    |
|                 | Action:                    | Granted 5 yrs.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</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 submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</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>                            |
|-----------------|----------------------------|--|---|
| 35              | 30211<br>Use Variance      | Capitol Drive Loans<br>Lessee  | 6510 W. Capitol Dr.<br>A/K/A 6524 W. Capitol Dr.<br>2nd Dist. |
|                 |                            | Request to continue occupying a portion of the premises as a currency exchange / payday loan facility.   |   |
|                 | Action:                    | Granted 5 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 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>                            |
|-----------------|----------------------------|--|---|
| 36              | 29956<br>Special Use       | Suhail M Rawashdeh<br>Lessee<br><br>Request to continue occupying the premises as a motor vehicle repair facility.   | 5827 W. Capitol Dr.<br>A/K/A 5821 W. Capitol Dr.<br>2nd Dist. |
|                 | Action:                    | Granted 5 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |   |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That any testing of audio equipment and alarm systems be conducted at minimum amplification and with the overhead garage doors closed.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That no work or storage of vehicles occurs in the public right of way.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other 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>                          |
|-----------------|----------------------------------|--|---|
| 37              | 30185<br>Dimensional<br>Variance | <p>Repairers of the Breach, Inc.<br/>MacCanon Brown, Executive<br/>Director;Property Owner</p> <p>Request to construct two additions to the existing Board approved social service facility and health clinic that exceed the minimum required front setback (required 0 ft. / proposed 13.8 ft.)and the maximum allowed front side street setback (allowed 5 ft. / proposed 30.8 ft.)for the front addition and the maximum allowed side street setback (allowed 5 ft. / proposed 50.8 ft.) for the rear addition.</p>  | 1335 W. Vliet St.<br>A/K/A 1331 W. Vliet St. 8<br>4th Dist. |
|                 | Action:                          | Granted  |   |
|                 | Motion:                          | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                            | 4 Ayes, 0 Nays, 1 C. Doyle 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, panhandling, and loud noise including, but not limited to, hiring private personnel.</li> <li>5. That the storefront windows are maintained in a neat and orderly manner.</li> <li>6. That the landscaping and screening for the west-abutting sitting area is maintained in a neat and orderly manner.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That these Variances are 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>                        |
|-----------------|----------------------------|--|---|
| 38              | 30221<br>Special Use       | Lea Byrd<br>Lessee<br><br>Request to continue occupying the premises as a personal service facility (salon).   | 3106 W. Vliet St.<br>A/K/A 3104 W. Vliet St.<br>4th Dist. |
|                 | Action:                    | Granted 3 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.</li> <li>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                              |
|-----------------|----------------------------|---|---|
| 39              | 30178<br>Special Use       | Nick and George Antzoulatos<br>Property Owner   | 8144 W. Appleton Av.<br>A/K/A 8138 W. Appleton Av.<br>5th Dist. |
|                 |                            | Request to continue occupying the premises as a motor vehicle sales facility.   |   |
|                 | Action:                    | Granted 3 yrs.  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That landscaping and screening is maintained in accordance with the landscape plan that was approved on September 16, 2002.</li> <li>7. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That there is no outdoor display of banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That the unused driveway on Appleton Ave. be closed with curb and gutter.</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> |
|-----------------|----------------------------|---|------------------------------------|
| 40              | 30003<br>Special Use       | Ajit Singh<br>Property Owner  | 1909 W. Hopkins St.<br>6th Dist.   |
|                 |                            | Request to continue occupying the premises as a motor vehicle filling station and convenience store.  |                                    |
|                 | Action:                    | Granted 3 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 implemented and maintained in accordance with the landscape plan approved on November 10, 2006.</li> <li>5. That the petitioner shall be responsible for continuous landscape maintenance including plant material replacement on a seasonal basis if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of that species because of dieback, stunting or damage.</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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>9. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.</li> <li>10. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>11. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>13. That this Special Use is granted for a period of 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>  |
|-----------------|----------------------------|---|---|
| 41              | 30156<br>Special Use       | Anthony J. Augustine<br>Milwaukee-MLK, LLC;Property Owner<br><br>Request to continue occupying a portion of the premises as an indoor storage facility.   | 2039 N. Martin L King Jr Dr.<br>A/K/A 2041 N. Martin L King Jr Dr.<br>6th Dist. |
|                 | Action:                    | Granted 10 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on July 21, 2005.</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>                        |
|-----------------|----------------------------|--|---|
| 42              | 30175<br>Special Use       | Angelia R Lewis<br>Lessee<br><br>Request to continue occupying the premises as a group home for 5 occupants.   | 3517 N. 25th St.<br>A/K/A 3517 A N. 25th St.<br>6th Dist. |
|                 | Action:                    | Granted 3 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>6. 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>  |
|-----------------|----------------------------|---|---|
| 43              | 30210<br>Special Use       | M & I Bank<br>Lessee<br><br>Request to continue occupying the premises as a bank with a drive-through.  | 2745 N. Martin L King Jr Dr.<br>A/K/A 2753 N. Martin L King Jr Dr.<br>6th Dist. |
|                 | Action:                    | Granted 10 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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> |
|-----------------|----------------------------|--|------------------------------------|
| 44              | 30152<br>Special Use       | Wilma Hatten and La'Neka Horton<br>Property Owner  | 3277 N. 24th Pl.<br>7th Dist.      |
|                 |                            | Request to continue occupying the premises as a group home for 5 occupants.  |                                    |
|                 | Action:                    | Granted 3 yrs.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</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 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              | 30162<br>Special Use       | Tasha Walker<br>Lessee<br><br>Request to continue occupying the premises as a group home for 8 occupants.  | 2770 N. 45th St.<br>A/K/A 2772 N. 45th St.<br>7th Dist. |
|                 | Action:                    | Granted 3 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</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 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> |
|-----------------|--|---|------------------------------------|
| 46              | 30163<br>Dimensional<br>Variance Fence | Art Dahlberg and Karen Johnson<br>Property Owner<br><br>Request to construct a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.).  | 2878 N. Sherman Bl.<br>7th Dist.   |
|                 | Action:                                | Granted   |                                    |
|                 | Motion:                                | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                                  | 4 Ayes, 0 Nays, 1 C. Doyle 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 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>                              |
|-----------------|----------------------------|--|---|
| 47              | 30172<br>Special Use       | Lanell White<br>Property Owner<br><br>Request to occupy the premises as a social service facility (AODA treatment and counseling).   | 4020 W. Burleigh St.<br>A/K/A 4022 W. Burleigh St.<br>7th Dist. |
|                 | Action:                    | Granted  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 business occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</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 time commencing with the date hereof, and expiring on April 26, 2014.</li> </ol> |   |
| 48              | 30173<br>Special Use       | Daphne Eiland<br>Property Owner<br><br>Request to increase the number of children from 45 to 100 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight.   | 3526 W. Capitol Dr.<br>A/K/A 3524 W. Capitol Dr.<br>7th Dist.   |
|                 | Action:                    | Adjourned  |   |
|                 | Motion:                    | This matter was adjourned at the request of the applicant 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> |
|-----------------|----------------------------|---|------------------------------------|
| 49              | 30190<br>Special Use       | Paula R Toy<br>Lessee   | 4335 N. 35th St.<br>7th Dist.      |
|                 |                            | Request to continue occupying the premises as a day care center for 52 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator).   |                                    |
|                 | Action:                    | Granted 3 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hrs/ day.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>7. That signage must meet 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 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> |
|-----------------|----------------------------|--|------------------------------------|
| 50              | 30192<br>Use Variance      | Carl Diederichs<br>Property Owner  | 3426 N. 38th St.<br>7th Dist.      |
|                 |                            | Request to continue occupying the premises as a rooming house for 36 occupants.  |                                    |
|                 | Action:                    | Granted 5 yrs.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 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>                              |
|-----------------|---|---|---|
| 51              | 30114<br>Special Use /<br>Dimensional<br>Variance | Jose A Desarden<br>Property Owner<br><br>Request to continue occupying the premises as a motor vehicle repair facility with a sign that exceeds the maximum allowed area (allowed 20 sq.ft. / proposed 119 sq.ft.).   | 3623 W. National Av.<br>A/K/A 3621 W. National Av.<br>8th Dist. |
|                 | Action:   | Granted 10 yrs.   |   |
|                 | Motion:   | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:   | 4 Ayes, 0 Nays, 1 C. Doyle 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 no work or storage of vehicles occurs in the public right of way.</li> <li>6. That all repair work is conducted inside the building.</li> <li>7. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That the proposed awning sign be used in place of any wall signage and that any other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>9. That this Special Use and this Variance are 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>                        |
|-----------------|----------------------------|---|---|
| 52              | 30166<br>Special Use       | M&I Bank<br>Charles Kane, ATM Service<br>Manager; Lessee  | 8805 N. 107th St.<br>A/K/A 8801 N. 107th St.<br>9th Dist. |
|                 |                            | Request to continue occupying the premises as an ATM with a drive-through facility.   |   |
|                 | Action:                    | Granted 10 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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>                                |
|-----------------|----------------------------|---|---|
| 53              | 30167<br>Use Variance      | M&I Bank<br>Charles Kane, ATM Service<br>Manager; Lessee  | 7101 W. Good Hope Rd.<br>A/K/A 7003 W. Good Hope Rd.<br>9th Dist. |
|                 |                            | Request to continue occupying a portion of the premises as an ATM with a drive-through facility.  |   |
|                 | Action:                    | Granted 10 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 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>                            |
|-----------------|----------------------------|---|---|
| 54              | 30187<br>Special Use       | Lubricant Specialists, LLC<br>Edward C. Witzlab; Lessee   | 6942 W. Brown Deer Rd.<br>A/K/A 8820 N. 70th St.<br>9th Dist. |
|                 |                            | Request to continue occupying the premises as a motor vehicle repair facility.  |   |
|                 | Action:                    | Granted 10 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 signage must meet 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 landscaping and screening is maintained in accordance with the approved landscape plan</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>                      |
|-----------------|----------------------------|--|---|
| 55              | 30212<br>Special Use       | GIUFFRE XIX,LLC<br>Property Owner<br><br>Request to occupy a portion of the premises as a second-hand sales facility (permitted general retail facility on site).  | 8365 N. 76th St.<br>A/K/A 8325 N. 76th St.<br>9th Dist. |
|                 | Action:                    | Granted 1 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 does not have outdoor storage or display of products or merchandise.</li> <li>5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>6. That signage must meet 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 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>                           |
|-----------------|----------------------------------|--|--|
| 56              | 30181<br>Dimensional<br>Variance | Daniel J Milton<br>Property Owner<br><br>Request to split the existing lot and create a new lot that does not meet the minimum required area (required 3600 sq.ft. / proposed 2944 sq.ft.) with a two-family dwelling that does not meet the minimum required lot area per dwelling unit (required 3600 sq.ft. / proposed 1472 sq.ft.).  | 143 N. 77th St.<br>A/K/A 7704 W. Stevenson St.<br>10th Dist. |
|                 | Action:                          | Granted  |  |
|                 | Motion:                          | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                            | 4 Ayes, 0 Nays, 1 C. Doyle 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 these Variances are 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>                               |
|-----------------|----------------------------|--|--|
| 57              | 30182<br>Special Use       | Adrian Roberson<br>Lessee  | 5232 W. Center St.<br>A/K/A 5228 W. Center St. 203<br>10th Dist. |
|                 |                            | Request to continue occupying a portion of the premises as a religious assembly hall.  |  |
|                 | Action:                    | Granted 5 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances 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>                             |
|-----------------|----------------------------|---|--|
| 58              | 30198<br>Special Use       | Marilyn Kern<br>Lessee<br><br>Request to continue occupying the premises as a day care center for 32 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 9:00 p.m.  | 7205 W. Burleigh St.<br>A/K/A 3077 N. 72nd St. 4<br>10th Dist. |
|                 | Action:                    | Granted 10 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 loading zone be applied for in front of the site.</li> <li>5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>6. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>8. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>9. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>10. 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>                                   |
|-----------------|----------------------------|--|--|
| 59              | 30218<br>Special Use       | J & P Motors, Inc.<br>Joanne Krage;Lessee  | 5813 W. Blue Mound Rd.<br>A/K/A 5817 W. Blue Mound Rd.<br>10th Dist. |
|                 |                            | Request to continue occupying the premises as a motor vehicle sales and repair facility.   |  |
|                 | Action:                    | Granted 5 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 work or storage of vehicles occurs in the public right of way.</li> <li>5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>6. That the applicant complies with the Department of Neighborhood Services order date January 26, 2010 to remove pennants and streamers from the exterior of the building.</li> <li>7. That landscaping and screening is maintained per the plan approved by the Department of City Development on April 15, 2005.</li> <li>8. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>9. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>10. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>11. That all repair work is conducted inside of the building.</li> <li>12. That these Special Uses are 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>                                       |
|-----------------|----------------------------|--|--|
| 60              | 30056<br>Special Use       | McKinley Avenue, LLC<br>Daniel B. Druml, Member;Property Owner   | 1311 N. 6th St.<br>6th Dist.   |
|                 |                            | Request to occupy the premises as a college.   |  |
|                 | Action:                    | Granted 5 yrs.   |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 submits plans prepared by an architect, obtains all required permits for conversion of this building and obtains a final 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 five (5) years, commencing with the date hereof.</li> </ol> |  |
| 61              | 30071<br>Special Use       | Jon Petrie<br>Lessee   | 1825 S. Kinnickinnic Av.<br>A/K/A 1823 S. Kinnickinnic Av.<br>12th Dist. |
|                 |                            | Request to add a motor vehicle sales and repair facility to the Board approved car wash.   |  |
|                 | Action:                    | Adjourned  |  |
|                 | Motion:                    | Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |  |
|                 | Conditions of Approval:    | --   |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 62              | 30057<br>Special Use       | Daniel Mora Sr. and Celia Mora<br>Property Owner   | 2690 S. 16th St.<br>12th Dist.     |
|                 |                            | Request to continue occupying the premises as a motor vehicle sales facility (includes hand washing, detailing, & minor repairs for vehicles being sold only).   |                                    |
|                 | Action:                    | Granted 5 yrs.   |                                    |
|                 | Motion:                    | Donald Jackson moved to grant the appeal. Seconded by Leni Siker.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 the unused driveway on S. 16th Street be closed with curb &amp; gutter and grass.</li> <li>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That the applicant submit an amendment to the plan of operation to the Board that details a motor vehicle test drive route that discourages the usage of surrounding residential streets.</li> <li>9. That existing landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>10. That no vehicles be stored or worked on in the public right of way.</li> <li>11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 63              | 29534<br>Use Variance      | Joni Sablich<br>Rock Transfer and Storage; Lessee   | 130 W. Edgerton Av.<br>13th Dist.  |
|                 |                            | Request to occupy the premises as a hazardous material storage facility.  |                                    |
|                 | Action:                    | Granted 1 yr.   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 submits plans prepared by an architect, obtains all required permits for conversion of this building and obtains a final occupancy certificate by having all required inspections, complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>5. That the applicant complies with storage requirements of NFPA 30, The International Fire Code, chapter 27 and the International Building Code, chapter 3 for storage of flammable and combustible liquids.</li> <li>6. That this Use Variance 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>                             |
|-----------------|----------------------------------|---|--|
| 64              | 30087<br>Dimensional<br>Variance | Michael A Lanza<br>Property Owner<br><br>Request to raze and rebuild a detached garage that exceeds the maximum allowed area (allowed 517 sq.ft. / proposed 624 sq.ft.).  | 201 E. Montana St.<br>A/K/A 201 A E. Montana St.<br>14th Dist. |
|                 | Action:                          | Granted   |  |
|                 | Motion:                          | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |  |
|                 | Vote:                            | 4 Ayes, 0 Nays, 1 C. Doyle 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 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> |
|-----------------|----------------------------|--|------------------------------------|
| 65              | 29939<br>Special Use       | Jeanette Barquet<br>Happy Days Day Care Center 2;Property Owner  | 1202 W. Oklahoma Av.<br>14th Dist. |
|                 |                            | Request to continue occupying the premises as a day care center for 70 children infant to 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m.   |                                    |
|                 | Action:                    | Granted 5 yrs.   |                                    |
|                 | Motion:                    | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.   |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hrs/ day.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>7. That signage must meet 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 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              | 29969<br>Use Variance      | Mark Schwebke<br>Property Owner   | 4035 S. Clement Av.<br>14th Dist.  |
|                 |                            | Request to continue occupying the premises as an outdoor recreation facility (permitted tavern with volleyball court).  |                                    |
|                 | Action:                    | Granted 1 yrs.  |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 maintain landscaping and screening in a manner that meets the intent of city code.</li> <li>5. That a containment system is erected to prevent balls from falling into abutting yards.</li> <li>6. That there be no volleyball activities played after 10:00p.m., and outdoor lighting that accompanies any outdoor activities be turned off after 10:00p.m.</li> <li>7. That this Use Variance 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>                                |
|-----------------|----------------------------|---|---|
| 67              | 30127<br>Special Use       | Crystal McClain<br>Lessee<br><br>Request to occupy the premises as a group home for 5 occupants.<br><br>Action: Granted 2 yrs.<br><br>Motion: Jose Dominguez moved to grant the appeal. Seconded by Henry Szymanski.<br><br>Vote: 4 Ayes, 0 Nays, 1 C. Doyle 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 two (2) years, commencing with the date hereof.</li> </ol> | 2518 N. 17th St.<br>15th Dist.                                    |
| 68              | 29968<br>Special Use       | Tauntila Russell<br>Lessee<br><br>Request to continue occupying the premises as a day care center for 120 children infant to 13 years of age, operating Sunday - Saturday 6:00am - 12:00 midnight.<br><br>Action: Adjourned<br><br>Motion: This matter was adjourned at the request of staff and will be rescheduled for the next available agenda.<br><br>Vote: --<br><br>Conditions of Approval: --   | 4212 W. Highland Bl.<br>A/K/A 3915 W. Mc Kinley Av.<br>15th Dist. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                                  |
|-----------------|----------------------------|--|---|
| 69              | 30062<br>Special Use       | <p>Sherri Bond<br/>Prospective Buyer</p> <p>Request to occupy the premises as a transitional living facility for 30 occupants.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</p> <p>Conditions of Approval:</p> <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 lives on site.</li> <li>5. That the petitioner has the facility evaluated an architect who must determine whether the building complies with current State commercial building code for R-1 occupancies and complies with all zoning conditions and any building code requirements prior to occupancy.</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 three (3) years, commencing with the date hereof.</li> </ol> | <p>3500 W. Center St.<br/>A/K/A 2720 N. 36th St.<br/>15th Dist.</p> |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 70              | 29989<br>Special Use       | <p>Sherri Bond<br/>Lessee</p> <p>Request to occupy the premises as a transitional living facility for 20 occupants.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</p> <p>Conditions of Approval:</p> <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 R-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</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 three (3) years, commencing with the date hereof.</li> </ol> | 5926 N. Teutonia Av.<br>1st Dist.  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                      |
|-----------------|----------------------------|--|---|
| 71              | 30048<br>Special Use       | First Star R & M, LLC<br>Michael Gilerovich;Property Owner<br><br>Request to add an outdoor salvage operation to the permitted recycling collection facility.  | 3520 W. Mill Rd.<br>A/K/A 3500 W. Mill Rd.<br>1st Dist. |
|                 | Action:                    | Granted 2 yrs.   |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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. The applicant installs all required landscaping prior to using the premises for outdoor salvage.</li> <li>5. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on January 5, 2010 is installed within 120 days of occupancy, and that landscaping and screening is maintained in accordance with this plan.</li> <li>6. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>7. That any stockpiles are in compliance with the height requirements of s.295-805-4-h-2 of the Milwaukee Zoning code.</li> <li>8. 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>   |
|-----------------|----------------------------|--|--------------------------------------|
| 72              | 29984<br>Use Variance      | Pastor William Ojo<br>City of Praises, Inc.;Prospective Buyer<br><br>Request to occupy the premises as a religious assembly hall.    | 5112 N. 37th St.<br>1st Dist.        |
|                 | Action:                    | Adjourned  |                                      |
|                 | Motion:                    | This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.                     |                                      |
|                 | Vote:                      | --   |                                      |
|                 | Conditions of Approval:    | --   |                                      |
| 73              | 30120<br>Special Use       | Ronald Sherrill<br>Property Owner<br><br>Request to occupy a portion of the premises as a car wash.                                  | 6446 W. Fond Du Lac Av.<br>2nd Dist. |
|                 | Action:                    | Adjourned  |                                      |
|                 | Motion:                    | This matter has been adjourned at the request of the Alderman of the District 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>   |
|-----------------|----------------------------|--|--------------------------------------|
| 74              | 29946<br>Special Use       | Thomas A. Roberts<br>Lessee  | 7540 W. Fond Du Lac Av.<br>2nd Dist. |
|                 |                            | Request to occupy the premises as a hand car wash.   |                                      |
|                 | Action:                    | Granted 3 yrs.   |                                      |
|                 | Motion:                    | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.   |                                      |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |                                      |
|                 | Conditions of Approval:    | <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That all wastewater is contained on site.</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 the petitioner shall implement and maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on February 15, 2004. Landscaping must be installed by September 30, 2010.</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>                         |
|-----------------|-----------------------------|--|--|
| 75              | 30035<br>Use Variance       | Community Opportunity Club<br>Goodwill Industries of SE WI; Doug Nass; Lessee<br><br>Request to continue occupying the premises as a social service facility.  | 3950 N. 56th St.<br>A/K/A 5555 W. Capitol Dr.<br>2nd Dist. |
|                 | Action:                     | Adjourned  |  |
|                 | Motion:                     | Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.   |  |
|                 | Vote:                       | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |  |
|                 | Conditions of Approval:     | --   |  |
| 76              | 29918<br>Appeal of an Order | Systems Parking Inc.<br>Other<br><br>Request to appeal an order from the Department of Neighborhood Services determining that an occupancy permit for a principal use parking lot be obtained and the landscaping standards meet the requirements for principal use parking as set forth in the zoning code. | 401 N. 3rd St.<br>4th Dist.                                |
|                 | Action:                     | Adjourned  |  |
|                 | Motion:                     | Donald Jackson moved to adjourn the appeal. Seconded by Leni Siker.  |  |
|                 | Vote:                       | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.  |  |
|                 | Conditions of Approval:     | --   |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u>                        | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                            |
|-----------------|---|--|---|
| 77              | 29988<br>Special Use /<br>Dimensional<br>Variance | Willie Genous<br>Lessee<br><br>Request to occupy a portion of the premises as a religious assembly hall without the required parking spaces (required 9 / proposed 2). | 8432 W. Lisbon Av.<br>A/K/A 8434 W. Lisbon Av. 3<br>5th 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:                           | --   |   |
| 78              | 30139<br>Special Use                              | Dolores Lingelbach<br>Property Owner<br><br>Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.).                         | 6720 N. 107th St.<br>5th Dist.                                |
|                 | Action:   | Adjourned  |   |
|                 | Motion:   | This matter was adjourned at the request of staff and will be rescheduled for the next available agenda.   |   |
|                 | Vote:   | --   |   |
|                 | Conditions of Approval:                           | --   |   |
| 79              | 30140<br>Special Use                              | Dolores Lingelbach<br>Property Owner<br><br>Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.).                         | 6730 R N. 107th St.<br>5th Dist.                              |
|                 | Action:   | Adjourned  |   |
|                 | Motion:   | This matter was adjourned 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>                           |
|-----------------|----------------------------|---|--|
| 80              | 30141<br>Special Use       | Dolores Lingelbach<br>Property Owner  | 6740 R N. 107th St.<br>5th Dist.                             |
|                 |                            | Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.).  |  |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | This matter was adjourned at the request of staff and will be rescheduled for the next available agenda.  |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |
| 81              | 29467<br>Special Use       | Delores Lingelbach<br>Property Owner  | 6700 N. 107th St.<br>5th Dist.                               |
|                 |                            | Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.).  |  |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | This matter was adjourned at the request of staff and will be rescheduled for the next available agenda.  |  |
|                 | Vote:                      | --  |  |
|                 | Conditions of Approval:    | --  |  |
| 82              | 30121<br>Special Use       | Rosiland Johnson<br>Lessee  | 5601 W. Hampton Av.<br>A/K/A 4781 N. 56th St. 5<br>7th Dist. |
|                 |                            | Request to occupy a portion of the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight. |  |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | Jose Dominguez moved to adjourn the appeal. Seconded by Leni Siker.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | --  |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>                      |
|-----------------|----------------------------|--|---|
| 83              | 29751<br>Special Use       | Kathie Wiltuner<br>Lessee<br><br>Request to add a school for 25 students K3 - 8th grades, operating 7:45 a.m. - 3:00 p.m. Monday - Friday to the Board approved day care center for 70 children infant - 12 years of age, operating Monday - Saturday 6 a.m. - midnight.   | 3861 N. 35th St.<br>A/K/A 3849 N. 35th St.<br>7th Dist. |
|                 | Action:                    | Granted  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.   |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 the petitioner submits plans prepared by an architect, obtains all required permits for conversion of this building and obtains a final 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>7. That the petitioner provides the Department of Neighborhood Services a scaled and dimensioned floor plan of the school that identifies the intended use and capacity of each room.</li> <li>8. That no more than 74 occupants be on the site at any one given time.</li> <li>9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on May 27, 2013.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>   |
|-----------------|----------------------------|---|--------------------------------------|
| 84              | 30146<br>Special Use       | Rocco Mane<br>Prospective Buyer   | 2808 W. Forest Home Av.<br>8th Dist. |
|                 |                            | Request to occupy the premises as a body shop.  |                                      |
|                 | Action:                    | Granted 3 yrs.  |                                      |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.  |                                      |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 Saturday work hours are between 8am and 5pm.</li> <li>5. That no work or storage of vehicles occurs in the public right of way.</li> <li>6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>8. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>9. That all repair work is conducted inside the building.</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>                        |
|-----------------|-----------------------------|---|---|
| 85              | 30159<br>Appeal of an Order | Ronald Stanis<br>Property Owner<br><br>Request to appeal an order from the Department of Neighborhood Services stating that there is an illegal sign on the premises. | 2548 S. 29th St.<br>A/K/A 2548 A S. 29th St.<br>8th Dist. |
|                 | Action:                     | Adjourned   |   |
|                 | Motion:                     | Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.  |   |
|                 | Vote:                       | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |   |
|                 | Conditions of Approval:     | --  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u>                        | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---|--|------------------------------------|
| 86              | 29981<br>Special Use /<br>Dimensional<br>Variance | McDonald's Corp.<br>Rich Neubauer;Property Owner<br><br>Request to raze and rebuild a fast-food /<br>carry-out restaurant with a drive through<br>that is within 150 ft. of a residential use,<br>that does not meet the minimum front<br>setback (required 0 ft. / proposed 36.7 ft.),<br>and the minimum side street setback<br>(required 5 ft. / proposed 156 ft.).   | 2520 W. National Av.<br>8th Dist.  |
|                 | Action:   | Granted 10 yrs.  |                                    |
|                 | Motion:   | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.   |                                    |
|                 | Vote:   | 4 Ayes, 0 Nays, 1 C. Doyle 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 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 the petitioner agrees to work with the Department of City Development Planning Administration staff on final resolution of design issues including, but not limited to site plans, facade &amp; elevation plans, signage plans and landscape plans.. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval. Plans submitted to the Plan Examination Section must be consistent with the final Zoning Administration Group approved plan, or no permits will be issued.</li> <li>7. That landscaping and screening in accordance with an approved landscape plan is installed within 120 days of occupancy. If occupancy occurs between September 30th and March 1st then landscaping and screening must be installed within 120 days of April 1st.</li> <li>8. 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>9. That the driveway on W. National Avenue be no wider that 24-feet, providing one lane in each direction.</li> <li>10. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>11. That an opaque fence be erected along the alley.</li> <li>12. That this Special Use and these Variances are 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>                      |
|-----------------|----------------------------|---|---|
| 87              | 30008<br>Special Use       | Victor Colon, Jr.<br>Lessee   | 1201 S. 33rd St.<br>A/K/A 1203 S. 33rd St.<br>8th Dist. |
|                 |                            | Request to continue occupying the premises as a general retail establishment (grocery store with food preparation and packaging) .  |   |
|                 | Action:                    | Granted 3 yrs.  |   |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 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>6. 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>7. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner.</li> <li>8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol> |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|------------------------------------|
| 88              | 30072<br>Use Variance      | Kleen Test Products Corporation<br>Attn: Don Bauer; Lessee  | 7550 N. 76th St.<br>9th Dist.      |
|                 |                            | Request to occupy a portion of the premises as an outdoor storage facility.   |                                    |
|                 | Action:                    | Granted   |                                    |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.  |                                    |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 variance be granted as a temporary use.</li> <li>5. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on December 31, 2010.</li> </ol> |                                    |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>                              |
|-----------------|----------------------------|---|---|
| 89              | 30095<br>Use Variance      | Center Point Properties<br>Thomas F. Philbin, Regional<br>Manager;Property Owner  | 7025 W. Parkland Ct.<br>A/K/A 7029 W. Parkland Ct.<br>9th Dist. |
|                 |                            | Request to occupy a portion of the premises as a hazardous material storage facility.   |   |
|                 | Action:                    | Granted 5 yrs.  |   |
|                 | Motion:                    | Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.  |   |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 submits plans prepared by an architect, obtains all required permits for conversion of this building and obtains a final occupancy certificate by having all required inspections, complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>5. That the applicant complies with storage requirements of NFPA 30, Chapter 31 of The International Fire Code, chapter 27 and the International Building Code, chapter 3 for storage of flammable and combustible liquids.</li> <li>6. That the applicant apply for a temporary occupancy permit with the Department of Neighborhood Services.</li> <li>7. That this Use 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>                           |
|-----------------|----------------------------|--|--|
| 90              | 30130<br>Use Variance      | U.S. Oil Co. Inc.<br>Todd Broeckel;Property Owner<br><br>Request to occupy the premises as a hazardous material storage facility.  | 9451 N. 107th St.<br>A/K/A 9401 N. 107th St.<br>9th Dist.    |
|                 | Action:                    | Granted 10 yrs.  |  |
|                 | Motion:                    | Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle 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 Use Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol> |  |
| 91              | 30060<br>Special Use       | Darnell Robinson<br>Lessee<br><br>Request to add a religious assembly hall and to continue occupying the premises as a social service facility.  | 7127 W. Lisbon Av.<br>A/K/A 7135 W. Lisbon Av.<br>10th Dist. |
|                 | Action:                    | Adjourned  |  |
|                 | Motion:                    | This matter has been adjourned at the request of the Alderman of the District 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>                                   |
|-----------------|----------------------------|---|--|
| 92              | 29580<br>Special Use       | Mark Lalonde<br>Property Owner<br><br>Request to occupy the premises as a facility engaged in the processing and recycling of mined materials that does not meet the code required screening and exceeds allowed stockpile heights. | 2826 W. Silver Spring Dr.<br>A/K/A 5608 N. Teutonia Av.<br>1st Dist. |
|                 | Action:                    | Dismissed   |  |
|                 | Motion:                    | Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.  |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | --  |  |
| 93              | 29892<br>Special Use       | Martina McCloud<br>Lessee<br><br>Request to occupy the premises as a 24 hour day care center for 43 children per shift infant to 12 years of age, operating Monday - Sunday.  | 2650 N. Humboldt Bl.<br>A/K/A 2640 N. Humboldt Bl.<br>3rd Dist.      |
|                 | Action:                    | Adjourned   |  |
|                 | Motion:                    | Donald Jackson moved to adjourn the appeal. Seconded by Leni Siker.   |  |
|                 | Vote:                      | 4 Ayes, 0 Nays, 1 C. Doyle Abstained.   |  |
|                 | Conditions of Approval:    | --  |  |

**Other Business:**

Board member Jackson moved to approve the minutes of the January 14, 2010 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for March 25, 2010.

Board member Szymanski moved to adjourn the meeting at 8:35 p.m.. Seconded by Board member Jackson. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board