

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – July 26, 2012
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 - 66*)

Members: Henry P. Szymanski (*excused*)
Donald Jackson (*voting on items 1 - 66*)
Martin E. Kohler (*voting on items 1 -66*)
Jose L. Dominguez (*excused*)

Alt. Board Members: Leni M. Siker (*voting on items 1 - 66*)

START TIME: 4:07 p.m.

End Time: 8:26 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	31933 Special Use/ Dimensional Variance	Michael Mead Panda Restaurant Group;Prospective Buyer Request to construct a fast-food / carry- out restaurant with a drive-through facility that exceeds the maximum allowed front setback (allowed 70 ft. / proposed 75 ft.) and does not meet minimum required dumpster screening.	3636 S. 27th St. A/K/A 3632 S. 27th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Leni Siker.	
	Vote:	3 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	31888 Special Use	Ricky J Burt Property Owner Request to continue occupying a portion of the premises as a religious assembly hall.	8237 W. Silver Spring Dr. A/K/A 8211 W. Silver Spring Dr. 2nd Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
3	31679 Special Use	Frederick Phillips Lessee Request to occupy the premises as a car wash.	5518 W. Lisbon Av. A/K/A 2571 N. 55th St. 10th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Leni Siker.	
	Vote:	3 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>
4	31926 Special Use	Adkins Counseling Services Lessee Request to continue occupying a portion of the premises as a social service facility.	6001 W. Center St. 105 A/K/A 6001 W. Center St. 200 10th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
5	31560 Change of Operator	Randy Melchert Academy of Excellence; Lessee Request to continue occupying a portion of the premises as a school for 150 students K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 5:30 p.m. and Saturday 7:30 a.m. - noon.	633 S. 12th St. A/K/A 1236 W. Pierce St. 12th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Leni Siker.	
	Vote:	3 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>
6	31866 Special Use	Don Jacobs Imports, LLC	5777 S. 27th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 10 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That the applicant provides off street parking for its employees. 8. That no sales vehicles are displayed in the public right-of-way. 9. That no work or storage of vehicles occurs in the public right-of-way. 10. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	31879 Special Use	Tem Ivanov Property Owner Request to continue occupying the premises as an outdoor salvage operation.	2108 W. Holt Av. A/K/A 2081 W. Ohio Av. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That no work or storage of vehicles or vehicle parts occurs in the public right-of-way. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
8	31909 Special Use	Christos Karampelas Lessee Request to allow a freestanding sign that exceeds the maximum allowed height (allowed 15 ft. / proposed 21 ft.) and the maximum allowed display area (allowed 50 sq.ft. / proposed 114 sq.ft.), and continue occupying the premises as a fast-food / carry-out restaurant with a drive-through facility.	530 W. Layton Av. A/K/A 528 W. Layton Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the staff and will be scheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	31916 Special Use/ Dimensional Variance	Giuffre IX LLC dba Giuffre Bros. Cranes Inc.;Property Owner Request to occupy the premises as a heavy motor vehicle storage facility that does not meet the minimum required landscaping.	1401 W. Giuffre Ct. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That within 90 days of Board approval of the special use the petitioner shall implement and maintain landscaping and screening for the S. 13th St frontage in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 14, 2012. 5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	31903 Dimensional Variance	Daniel Stemper T.H. Stemper Company, Inc.;Property Owner Request to erect a wall sign that exceeds the maximum allowed square footage (allowed 64 sqft. / proposed 125 sqft.).	1125 E. Potter Av. 14th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	31839 Special Use	Bachan Singh West Garfield Property LLC;Property Owner	1100 W. Garfield Av. 15th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That existing landscaping and screening is maintained in a manner that meets the intent of city code. 5. That the parking spaces are properly delineated and the appropriate number or accessible parking spaces are provided. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	31893 Dimensional Variance	UMCS Phase III, LLC UMCS;Property Owner Request to construct a detached garage that does not meet the minimum required setback (required 1.5 ft. / proposed 1 ft.), minimum required eave encroachment (required 9 inches / proposed 0), and exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.).	1957 N. 38th St. A/K/A 1959 N. 38th St. 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	31894 Dimensional Variance	UMCS Phase III, LLC Property Owner Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches).	1934 N. 39th St. A/K/A 1936 N. 39th St. 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted to run with the land. 	
14	31895 Dimensional Variance	UMCS Phase III, LLC Property Owner Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches).	1942 N. 39th St. A/K/A 1944 N. 39th St. 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted to run with the land. 	

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15	31896 Dimensional Variance	UMCS Phase III, LLC Property Owner Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches).	1938 N. 39th St. A/K/A 1940 N. 39th St. 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted to run with the land. 	
16	31897 Dimensional Variance	UMCS Phase III, LLC Property Owner Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches).	1922 N. 39th St. A/K/A 1924 N. 39th St. 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted to run with the land. 	

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17	31898 Dimensional Variance	UMCS Phase III, LLC Property Owner Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches).	1926 N. 39th St. A/K/A 1928 N. 39th St. 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	31910 Special Use	Laurie Oryall Property Owner	2917 W. Clarke St. A/K/A 2925 W. Clarke St. 15th Dist.
		Request to occupy the premises as a parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 12, 2012 or any other landscape plan approved by the Zoning Administration Group) is installed within 120 days of occupancy, and is maintained in a manner that meets the intent of city code 5. That the petitioner receives permission from the Department of Public Works to place plant materials in the city Right-of-Way. 6. That the 20-foot wide, unimproved public alley to the east of the proposed parking lot be paved in 2012. The applicant may hire a contractor to construct the alley or may arrange with the City to have the alley constructed. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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19	31788 Special Use	Gary Peters Lessee	5230 W. Villard Av. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle repair and sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside the building. 6. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group to create a landscape plan for the parking lot along the W. Villard Ave frontage. The petitioner must then submit a landscape plan to the Board of Zoning Appeals for Zoning Administration Group review and approval. 7. That no work or storage of vehicles occurs in the public right-of-way. 8. That no sales vehicles are displayed in the public right-of-way. 9. That unused driveways be removed and restored to City of Milwaukee specifications. 10. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That these Special Uses are granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	31905 Special Use	James Brown Lessee	8519 W. Kaul Av. A/K/A 8521 W. Kaul Av. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside the building. 6. That no work or storage of vehicles occurs in the public right-of-way. 7. That the unused driveway on Kaul Avenue be removed and restored to City of Milwaukee specifications. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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21	31912 Special Use	Andrew D Otis Property Owner Request to continue occupying the premises as a ground transportation service.	905 E. Center St. A/K/A 905 A E. Center St. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
22	31918 Special Use	Robert Joseph Gas Light Building, LLC;Property Owner Request to continue occupying the premises as a health clinic.	117 N. Jefferson St. A/K/A 117 N. Jefferson St. 206 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the building comply with the window glazing standards of s295-605-i-3 of the Milwaukee zoning code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	31877 Special Use	Capri Food Association, LLC Lessee	9015 W. Appleton Av. A/K/A 9013 W. Appleton Av. 5th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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24	31886 Special Use	Ewald Sawall Property Owner	3717 N. 92nd St. A/K/A 3719 N. 92nd St. 104 5th Dist.
		Request to continue occupying the premises as an indoor storage facility.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	31891 Use Variance	Alexandro Trevino Ink 101;Lessee	11310 W. Silver Spring Rd. 5th Dist.
		Request to occupy a portion of the premises as a personal service facility (this is a new operator).	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That this Variance is granted for a period of time commencing with the date hereof, and expiring on March 31, 2015. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	31904 Special Use	Falcon Holdings, LLC Lessee Request to continue occupying the premises as a fast-food / carryout restaurant. Action: Granted 10 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Leni Siker. Vote: 3 Ayes, 0 Nays, 1 C. Doyle Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	242 E. Capitol Dr. 6th Dist.
27	31911 Special Use	Andrew Neuman Property Owner Request to increase the number of children from 350 to 430 K4 – 8 th grade, and continue occupying the premises as a school operating Monday – Friday 7:00 a.m. – 7:00 p.m.	3601 N. Port Washington Av.
		Action: Adjourned	
		Motion: This item has been adjourned from the consent agenda at the request of an interested party and will be scheduled for the next available hearing.	
		Vote: --	
		Conditions of Approval: --	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	31913 Special Use	Kathy Papineau Mke Localicious;Lessee Request to occupy a portion of the premises as a catering service.	531 E. Keefe Av. A/K/A 521 E. Keefe Av. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building codes and complies with all zoning conditions and building code requirements prior to occupancy. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	31908 Special Use	Jonella Hewings Lessee Request to continue occupying the premises as a day care center for 65 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m. (this is a new operator).	4345 W. Fond Du Lac Av. A/K/A 4347 W. Fond Du Lac Av. A 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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 State issuance of the license. 7. 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. 8. That a loading zone be obtained and maintained on West Fond du Lac Avenue. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	31820 Use Variance	Flint Hills Resources Pine Bend, LLC Property Owner Request to continue occupying the premises as an outdoor storage facility of hazardous materials (addition of storage tank, two pumps, and pipe supports).	9343 N. 107th St. A/K/A 9345 N. 107th St. 9th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner shall implement and maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 8, 2005. 5. That this Variance is granted for a period of time commencing with the date hereof, and expiring on September 19, 2020. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	31928 Use Variance	U.S. Oil Co., Inc. Mr. Rich Gibowski, Terminal Manager;Property Owner	9451 N. 107th St. A/K/A 9521 N. 107th St. 9th Dist.
		Request to occupy the premises as a hazardous material storage facility.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of time commencing with the date hereof, and expiring on February 18, 2020. 	
32	31887 Special Use	Pain Manangement & Treatment Center Lessee	8901 N. 76th St. A/K/A 8991 N. 76th St. 9th Dist.
		Request to continue occupying the premises as a health clinic.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	31874 Dimensional Variance/ Special Use	Sharma Properties Inc. Property Owner Request to reconstruct a parking lot that is located between the street facade of the building and the street lot line that does not meet the minimum required landscaping.	6131 W. Blue Mound Rd. 10th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening in accordance to the plan submitted to the Board on June 20, 2012 is installed within 60 days of occupancy and is maintained in a manner that meets the intent of city code. 5. That this Special Use and this Variance are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	31873 Special Use	Resurrection Power Ministries Property Owner	5330 W. Lisbon Av. A/K/A 5336 W. Lisbon Av. 10th Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the first floor windows along the W. Lisbon Ave frontage remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	31914 Special Use	Donna Robinson Lessee	7127 A W. Lisbon Av. A/K/A 7127 W. Lisbon Av. 10th Dist.
		Request to continue occupying a portion of the premises as a social service facility.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on March 2, 2016. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	31915 Special Use/ Dimensional Variance	Neil Guenther Property Owner Request to expand into the lower level and increase the number of children from 95 to 200 per shift (101 1st floor, 99 lower level) infant to 12 years of age, and continue occupying the premises as a day care center operating Monday - Friday 5:30 a.m. - midnight, and to allow a fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.).	5310 W. North Av. A/K/A 5304 W. North Av. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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 State issuance of the license. 7. 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. 8. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That this Variance is granted to run with the land. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	31837 Special Use	Ernesto Nava Lessee	1561 W. Greenfield Av. A/K/A 1563 W. Greenfield Av. 8 12th Dist.
		Request to continue occupying a portion of the premises as an assembly hall.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	31876 Special Use	St. Anthony School Zbus Rodriguez, President; Lessee	1644 S. 9th St. 12th Dist.
		Request to add a day care center for 141 children per shift 3 to 4 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. to the existing Board approved school.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. 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 State issuance of the license. 7. 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. 8. That a Department of Public Works permit be obtained prior to installing pavement marking in the alley, if any, for the childrens' pedestrian path between the daycare and new playground. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building codes and complies with all zoning conditions and building code requirements prior to occupancy. 10. That the facility does not exceed the capacity established by the State Department of Children and Families. 11. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 30, 2014. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	31878 Special Use	Hussein Govani Property Owner	1538 W. National Av. 12th Dist.
		Request to occupy the premises as a motor vehicle body shop, repair and sales facility.	
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside the building. 6. That landscaping and screening in accordance with an approved landscape plan installed within 120 days of occupancy, and is maintained in a manner that meets the intent of city code 7. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 8. That no work or storage of vehicles occurs in the public right-of-way. 9. That no sales vehicles are displayed in the public right-of-way. 10. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, constructing driveway approaches and constructing the fence columns, if the excavation for the columns will enter the public right-of-way. 11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 13. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	31906 Special Use	Genesis Behavioral Services, Inc. Lessee	1673 S. 9th St. A/K/A 1663 S. 9th St. 12th Dist.
		Request to occupy a portion of the premises as a social service facility.	
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	31501 Special Use	Nargis Anis Property Owner Request to add a light and heavy motor vehicle rental facility and continue occupying the premises as a motor vehicle filling station.	4709 S. Howell Av. 13th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 5. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. 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 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That within 45 days of Board approval of the special use landscaping and screening improvements are implemented in accordance with the landscape plan submitted to the Board on October 22, 2010. Plant materials must meet the criteria of city code section 295-405. Specifically that shrubs must be at least 2 feet high at the time of planting and be maintained at a height not to exceed 3 ½ feet. 9. 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. 10. That no work on or storage of vehicles occurs in the public right-of-way. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 13. That the applicant complies with all existing DNS orders within 30 days of the Board's decision. 14. That these Special Uses are granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	31745 Dimensional Variance/ Special Use	Zee Reality Group, Lessee Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through facility	4950 S. 27 th St.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
43	31922 Use Variance	Monty Child Care DBA Childrens World; Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 7:30 p.m.	1908 W. Layton Av. 13th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. 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 State issuance of the license. 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. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the facility does not exceed a capacity of 50 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 50 children. 10. That this Variance is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	31892 Special Use/ Dimensional Variance	PJR Properties Michael Isken;Property Owner Request to construct a second-hand sales facility that exceeds the maximum allowed front setback, entrance orientation, and does not meet the minimum required glazing.	153 W. Oklahoma Av. A/K/A 175 W. Oklahoma Av. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the special use appeal. Seconded by Martin Kohler. Donald Jackosn moved to grant the variance appeals. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. The the building is developed in accordance with the facade plans submitted to the Dept. of City Development - Planning Administration section on July 13, 2012. 5. That landscaping and screening in accordance to the plan submitted to the Board on June 18, 2012 is installed within 90 days of occupancy and is maintained in a manner that meets the intent of city code. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the excavation for the proposed monument sign. 8. That these Variances and the Special Use for parking between the street facade and street lot line are granted to run with the land. 9. That the Special Use for a second-hand sales facility is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	31865 Special Use	Sara Mahmud Property Owner	3727 W. Galena St. A/K/A 3727 A W. Galena St. 15th Dist.
		Request to occupy the premises as a general retail establishment.	
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Martin Kohler.	
	Vote:	3 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>
46	31795 Special Use	Peg DuBord TLS Behavioral Health; Lessee Request to occupy a portion of the premises as a community living arrangement for 12 occupants.	5409 W. Villard Av. A/K/A 5405 W. Villard Av. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	31868 Special Use/ Dimensional Variance	Hearst-Argyle Stations Inc. (W.I.S.N.) c/o Tony Coleman;Property Owner Request to construct an indoor storage facility that exceeds the maximum allowed front setback, does not meet the minimum required glazing at the front and side street facades, the minimum required setback for an overhead garage door that faces the street, and the minimum required landscaping.	1900 W. Wells St. A/K/A 1904 W. Wells St. RM 3 4th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is installed within 90 days of occupancy and is maintained in a manner that meets the intent of city code. 5. That the petitioner develop the premises in accordance with the plans submitted to the Board on July 26, 2012 6. That an application to amend the existing special privilege for the subject premises by filed for removal of the existing fence from the public right-of-way. 7. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, removing the existing fence from the public right-of-way. 8. That these Variances are granted to run with the land. 9. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	31770 Special Use	Alicia Bell Property Owner	7630 W. Center St. 5th Dist.
		Request to continue occupying the premises as a group home for 6 occupants.	
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services. 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	31867 Special Use	Dawn Harwood Property Owner	3140 N. 91st St. 5th Dist.
		Request to allow a transmission tower on the premises.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	31656 Special Use	Eloise Jones Lessee Request to occupy the premises as a social service facility.	3733 N. Teutonia Av. A/K/A 3727 N. Teutonia Av. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	31931 Dimensional Variance	Heartland Housing Inc. Prospective Buyer Request to construct a multi-family dwelling that exceeds the maximum allowed side street setback (allowed 5 ft. / proposed 15 ft.).	320 E. Center St. 6th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, excavation for the building foundation and the planting of trees, shrubs and other plant materials. 5. That a Department of Public Works (DPW) permit is obtained to occupy any portion of the public right-of-way during construction of the building. 6. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	31733 Special Use/ Use Variance	Douglas Evans Lessee Request to occupy the premises as a motor vehicle repair facility, sales facility, car wash, indoor salvage operation, and ground transportation service.	4638 N. Hopkins St. A/K/A 4639 N. 36th St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside the building. 6. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group to create a landscape and screening plan for the parking lot. The petitioner must then submit a landscape plan to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. Specifically the landscape and screening plan must includes trees and shrubs in the planting strips along the N. Hopkins St and N. 36th St frontages. 7. That no work or storage of vehicles occurs in the public right-of-way. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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. 10. That these Special Uses and this Variance are granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	31767 Special Use	Chon Sung John Lee Property Owner Request to occupy a portion of the premises as a cash-for-gold business.	3512 W. Fond Du Lac Av. A/K/A 3508 W. Fond Du Lac Av. 6 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	31805 Special Use	Gloria Oglesby Lessee Request to add a school for 80 children K-3 - 1st grade, operating Monday - Friday 6:00 a.m. - 9:00 p.m. to the existing Board approved day care center for 80 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m.	5615 W. Hampton Av. A/K/A 5613 W. Hampton Av. 7th Dist.
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
55	31849 Special Use	Jawad Hamayal Lessee Request to occupy a portion of the premises as a cash-for-gold business.	823 S. Layton Bl. A/K/A 725 S. Layton Bl. 8th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the alderman and will be scheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	31863 Dimensional Variance	Ernesto Villarreal Property Owner Request to allow an interior parking lot that does not meet the minimum required landscaping, and allow window signs that obscure more than 50% of the glazing area	3524 W. Burnham St.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Leni Siker.	
	Vote:	3 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>
57	31765 Use Variance	Launchpad Development Company Rocketship Education;Prospective Buyer Request to construct an addition to the existing building and occupy the premises as a school for 600 children kindergarten - 5th grade, operating 7:30 a.m. - 6:00 p.m. Monday - Friday (to be operated in conjunction with 2700 S. 31st St.).	2933 W. Cleveland Av. A/K/A 3011 W. Cleveland Av. 8th Dist.
	Action:	Dismissed	
	Motion:	Martin Kohler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
58	31920 Special Use	Mike Satanovsky Property Owner Request to occupy the premises as a motor vehicle sales facility, repair facility, and auto body shop	4811 W. Woolworth Av.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Leni Siker.	
	Vote:	3 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>
59	31785 Special Use	John E Sams Jr Prospective Buyer	4912 W. Villard Av. A/K/A 4902 W. Villard Av. 9th Dist.
		Request to occupy the premises as a ground transportation service and motor vehicle repair facility.	
	Action:	Granted 1 yr.	
	Motion:	Donald Jackson moved to grant the request for a ground transportation service. Seconded by Leni Siker. Donald Jackson moved to deny the request for a motor vehicle repair facility. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening in accordance to the plan submitted to the Board on July 5, 2012 is installed within 120 days of occupancy and is maintained in a manner that meets the intent of city code. 5. That there is no outdoor storage of auto parts, tires, other junk and debris. 6. That no disabled motor vehicle be stored on site for more than 24 hours. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That all repair work is conducted inside the building. 9. That no work or storage of vehicles occurs in the public right-of-way. 10. That the Special Use for a ground transportation service is granted for a period of one (1) year, commencing with the date hereof. 11. That the Special Use for a motor vehicle repair facility is denied. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	31772 Special Use	Sarah Niemann Lessee	5814 W. Burleigh St. 10th Dist.
		Request to occupy the premises as a day care center for 25 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight.	
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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 State issuance of the license. 7. 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. 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. 9. That a loading zone be obtained and maintained on West Burleigh Street. 10. That the facility does not exceed a capacity of 25 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 25 children. 11. That a written parking agreement between the applicant and the funeral home is submitted to the Board office within 30 days of this written decision. 12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	31798 Special Use	Rajesh Kumar Fuel Land USA Inc.;Property Owner	7110 W. Lisbon Av. 10th Dist.
		Request to continue occupying the premises as a motor vehicle filling station and car wash.	
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. Signage standards of s.295-605 of the Milwaukee Zoning Code 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That 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 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That landscaping and screening is maintained in a manner that meets the intent of city code. 9. That the applicant supplies a 24-hour contact phone number to both the Board office and other interested parties. 10. That the car wash not operate before 9 a.m. or after 9 p.m. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 13. That the applicant does not operate the car wash before 9 a.m. or after 9pm. 14. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	31881 Use Variance	Lamar Advertising Other	10733 Adj W. Blue Mound Rd. 10th Dist.
		Request to allow a freestanding off-premise sign.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	31923 Special Use	Christine Monty Lessee	6161 W. Forest Home Av. A/K/A 6163 W. Forest Home Av. 11th Dist.
		Request to increase the number of children from 44 to 50 per shift infant to 13 years of age, and continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - 7:30 p.m.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. 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 State issuance of the license. 8. That a loading zone be obtained and maintained on West Forest Home Avenue. 9. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 2, 2016. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	31566 Special Use	Mohd Atshan Lessee Request to continue occupying the premises as a general retail establishment.	1239 S. 12th St. A/K/A 1235 S. 12th St. 12th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Leni Siker.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
65	31035 Special Use	Mohammed Mazharddin & Diljeet S. Khahra Lessee Request to continue occupying the premises as a motor vehicle filling station	3105 N. Holton St.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of staff and will be scheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	
66	31372 Special Use	C & D Recycling of Wisconsin, LLC Lessee Request to occupy a portion of the premises as a material reclamation facility with outdoor storage	3282 N. 35 th St.
	Action:	Adjourned	
	Motion:	Donaled Jackson moved to adjourn the appeal. Seconded by Martin Kohler.	
	Vote:	3 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>
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Other Business:

Board member Donald Jackson moved to approve the minutes of the June 28, 2012 meeting. Seconded by Board member Martin Kohler. Unanimously approved.

The Board set the next meeting for September 6, 2012.

Board member Martin Kohler moved to adjourn the meeting at 8:26 p.m.. Seconded by Board member Leni Siker. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board

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