

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – June 27, 2013
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 38 – 51*)

Members: Henry P. Szymanski (*voting on items 1 – 51*)
Donald Jackson (*voting on items 1 – 51*)
Martin E. Kohler (*voting on items 1 – 51*)
Jose L. Dominguez (*voting on items 1 – 45*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 – 37, 46 – 51*)
Jewel Currie (*present for items 1 – 51*)

START TIME: 4:06 p.m.

End Time: 8:01 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	32269 Special Use	MPI Property Mgt. LLC James Beranek; Property Owner Request to occupy the premises as a contractor's yard .	6700 W. Fairview Av. A/K/A 6702 W. Fairview Av. 1 10th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	32513 Dimensional Variance	Lee R Barczak Property Owner Request to occupy the premises as a theater that does not meet the minimum required number of parking spaces.	2469 S. Kinnickinnic Av. A/K/A 620 E. Homer St. 16 14th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	
3	32559 Change of Operator	Dana Evans Lessee Request to continue occupying the premises as a day care center for 50 children per shift infant to 13 years of age, operating Monday - Sunday 6:00 a.m. to midnight.	5148 N. Teutonia Av. 101 A/K/A 5148 N. Teutonia Av. 202 1st Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	
4	32530 Special Use	WE Energies Craig DeKarske; Other Request to install underground utility lines.	12301 W. Appleton Av. 5th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	32505 Special Use	Nova Medical Center, LLC Maiyia Vang; Property Owner	3501 W. Greenfield Av. 8th Dist.
		Request to occupy the premises as a health clinic.	
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	
6	32535 Special Use	Carlos Perez Lessee	1623 A S. 38th St. A/K/A 1613 S. 38th St. 8th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	32569 Extension of Time	Philip L Dixon, Sr. Lessee Request for an extension of time to comply with the conditions of case #31640.	333 E. Hadley St. A/K/A 321 E. Hadley St. 6th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<p>EXTENSION OF TIME REQUEST GRANTED FOR ONE YEAR. Must comply with the conditions of case #31640 below:</p> <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 storefront windows remain as transparent vision glass and are maintained in an attractive manner. 6. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. Specifically that wall signage not exceed 18 square feet per street frontage 7. That if the rear area is developed into a parking lot, a landscape and screening plan for the parking lot that meets the intent of City code s.295-405 be submitted to the Board of Zoning Appeals. The landscape plan must be approved by the Zoning Administration Group prior to the issuance of any permits for the parking lot. 8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for mercantile occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That this extension of time to comply with the conditions of Decision No. 31640, dated May 23, 2012, 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>
8	32545 Special Use	Horizon Healthcare, Inc. Darren Matavka, Executive Vice President; Property Owner	5408 W. Burleigh St. 10th Dist.
		Request to occupy the premises as a health clinic.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 for Business - B occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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>
9	32465 Special Use	Ernesto Villarreal Property Owner	1621 W. Mineral St. A/K/A 1623 W. Mineral St. 12th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 landscaping and screening is maintained in a manner that meets the intent of City code. 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>
10	32553 Special Use	Harinder jit Dhaliwal Property Owner	536 W. Lapham Bl. 12th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 9. That 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. 10. That the applicant does not have outdoor storage or display of products or merchandise. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That this Special Use 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>
11	32555 Special Use	Layton Sandwich Kings, Inc. Christian Kramer; Lessee	110 E. Layton Av. 13th Dist.
		Request to occupy a portion of the premises as a fast-food / carry-out restaurant.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Assembly A-2 occupancies and complies with all zoning conditions and building code requirements. 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 time commencing with the date hereof, and expiring on June 14, 2015. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	32567 Special Use	Chris Belkofer Lessee	2625 S. Greeley St. A/K/A 2625 S. Greeley St. 302 14th Dist.
		Request to continue occupying a portion of the premises as a social service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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>
13	32563 Special Use	Walgreen Co. Lessee	2222 W. Capitol Dr. A/K/A 4017 N. Teutonia Av. 1st Dist.
		Request to continue occupying the premises as a 24 hour general retail establishment with a drive-through.	
	Action:	Granted 15 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Maritn Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in a manner that meets the intent of City code. 6. That an application to amend the existing special privilege, which allows a private clay sewer pipe to occupy the public right-of-way, be filed with the Department of Public Works. The special privilege amendment is to reflect the current property ownership. 7. 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>
14	32486 Special Use	Robert & Christine Langhoff Lessee	7219 W. Fond Du Lac Av. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle repair facility, sales facility, and body shop.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on September 10, 2008 is installed and maintained. 6. That there be no more than three (3) vehicles displayed for sale at one time 7. That no work on 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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That all repair work is conducted inside the building. 12. That all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances. 13. 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>
15	32566 Special Use	Multani Real Estate 64SS LLC Balvir Singh; Property Owner	6410 W. Silver Spring Dr. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That landscaping and screening is maintained in a manner that meets the intent of City code. 9. That the applicant does not have outdoor storage or display of products or merchandise. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	32423 Use Variance	Joseph V Basile Other Request to continue occupying the premises as an outdoor storage facility.	1620 N. Water St. A/K/A 1622 N. Water St. 3rd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 maintain the screening fence. 5. That the applicant has no outdoor storage on the property. 6. That the applicant discontinues the parking of vehicles on the property. 7. That this Use Variance is granted for a period of two (2) years, commencing with the date hereof. 	
17	32549 Special Use	BrewCity CrossFit, LLC Prospective Buyer Request to occupy the premises as a health club.	2340 N. Cambridge Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	32243 Special Use	CPS Parking of Wisconsin Inc. Lessee Request to continue occupying the premises as a parking lot.	232 N. Jackson St. A/K/A 202 N. Jackson St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of City code. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
19	32313 Special Use	John B Crichton Property Owner Request to continue occupying the premises as a parking lot.	1119 N. Cass St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of City code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	32326 Special Use	Towne Realty Inc. Property Owner	801 W. Wisconsin Av. A/K/A 813 W. Wisconsin Av. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 the unused driveway located on North 8th Street be removed and restored to City of Milwaukee specifications. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	32327 Special Use	Towne Realty Inc. Property Owner Request to continue occupying the premises as a parking lot.	105 W. Michigan St. A/K/A 508 N. Plankinton Av. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of City code. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
22	32341 Special Use	ABM Parking Services Other Request to continue occupying the premises as a parking lot.	522 N. 2nd St. A/K/A 520 N. 2nd St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in accordance with the approved landscape plan. 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	32388 Special Use	626 East, LLC James Drescher; Property Owner Request to continue occupying the premises as a parking structure.	730 N. Jackson St. A/K/A 626 E. Wisconsin Av. 1302 4th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 fifteen (15) years, commencing with the date hereof. 	
24	32552 Special Use	Uihlein Properties, LLC Ivan Petrovic, Agent; Property Owner Request to continue occupying the premises as a parking lot.	503 N. Broadway . A/K/A 507 N. Broadway . 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 the unused driveway located on North Broadway be removed and restored to City of Milwaukee specifications. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	32547 Special Use	Darnell Hamilton Lessee Request to occupy the premises as a motor vehicle repair facility and car wash.	1301 W. Burleigh St. A/K/A 1307 W. Burleigh St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	
26	32561 Special Use	Pearls for Teen Girls, Inc. Mary Robyn Peotter; Lessee Request to continue occupying the premises as a social service facility.	2100 N. Palmer St. A/K/A 2102 N. Palmer St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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.295-505-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass 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>
27	32533 Special Use/ Use Variance	Douglas Evans Lessee Request to continue occupying 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 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner shall implement and maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 22, 2013. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That no sales vehicles are displayed 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 all repair work is conducted inside the building. 11. That these Special Uses and this Use Variance 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>
28	32570 Special Use	Schnell Price Property Owner	3023 W. Greenfield Av. A/K/A 1422 S. 31st St. 8th Dist.
		Request to add a K4 school for 32 students, operating Monday - Friday 9:00 a.m. to 3:30 p.m. to the existing Board approved day care center.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That the outdoor play area is not utilized before 9:00 A.M. 8. That warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Educational - E occupancies and complies with all zoning conditions and building code requirements. 10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on February 10, 2018. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	32406 Special Use	Plankview Green Dev LLC Property Owner	7550 N. 76th St. 9th Dist.
		Request to occupy the premises as a motor vehicle sales facility.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	32503 Special Use	Erma Slade Lessee	7945 N. 76th St. A/K/A 7929 N. 76th St. 9th Dist.
		Request to increase the number of children from 35 to 50 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Saturday 5:30 a.m. to midnight (this is a new operator).	
	Action:	Granted 1 yr.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner develop a schedule for use of the outdoor play area and that it not utilized before 9:00 A.M. or after 6:00 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 the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 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 I -4 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 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>
31	32556 Special Use	Saleday LLC Prospective Buyer	8801 W. Brown Deer Rd. 9th Dist.
		Request to occupy the premises as a motor vehicle repair facility with outdoor storage.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 landscape plan submitted to the Board on June 7th, 2013 be revised to include interior landscaping per City code. 3. That the petitioner agrees to work with the Zoning Administration Group on a revised elevation and façade plan. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. 4. That no work on or storage of vehicles occurs in the public right-of-way. 5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That all repair work is conducted inside the building. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Factory Industrial F-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. 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>
32	32568 Special Use	Xia Yang Lessee	7970 N. 76th St. 9th Dist.
		Request to occupy a portion of the premises as a motor vehicle repair facility.	
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 no work on or storage of vehicles occurs in the public right-of-way. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 all repair work is conducted inside the building. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Storage S-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That the petitioner provide 4 parking spaces for customer parking. 11. That there be no employee parking on Bradley Road. 12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on March 26, 2018. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	32448 Use Variance	Ali Omar Ismail Lessee	923 S. Cesar E Chavez Dr. 12th Dist.
		Request to occupy a portion of the premises as a cash-for-gold business.	
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	32500 Special Use/ Use Variance	Evelyn Agosto Lessee Request to occupy the premises as a second-hand sales and cash-for-gold facility.	1235 S. Cesar E Chavez Dr. A/K/A 1235 B S. Cesar E Chavez Dr. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the Special Use for a second-hand sales facility and to dismiss the Use Variance for a cash-for-gold facility. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That the petitioner shall comply with MPD documentation and record keeping requirements. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Mercantile - M occupancies and complies with all zoning conditions and building code requirements. 10. That this Use Variance is dismissed without prejudice. 11. 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>
35	32540 Special Use	Francisco Salazar Property Owner Request to construct a principal use parking lot on the premises.	1120 S. 11th St. A/K/A 1122 S. 11th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 parking be available only to employees of the petitioner's adjacent business. 5. That landscaping and screening is installed and maintained in accordance with the landscape plan submitted to the Board on May 13, 2013. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
36	32550 Special Use	Doug Chang dba Smartphone Repair Center Lessee Request to occupy the premises as a second-hand sales facility.	1317 W. Lincoln Av. A/K/A 1319 W. Lincoln Av. 12th 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 hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	32558 Special Use	Michael Cleator-Weckworth Lessee Request to occupy a portion of the premises as an indoor recreation facility.	1020 W. Historic Mitchell St. A/K/A 1670 S. 11th St. 326 12th 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 hearing.	
	Vote:	--	
	Conditions of Approval:	--	
38	32508 Special Use	Eric Broxton Property Owner Request to construct an addition to the Board approved motor vehicle repair facility (applicant will be combining the adjacent lots at 4000 & 4010 W. Lisbon Av.).	4002 W. Lisbon Av. A/K/A 4000 W. Lisbon Av. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of Staff and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	
39	32472 Special Use	Patricia Metcalf Lessee Request to occupy the premises as an indoor recreation facility and a second-hand sales facility.	5140 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	32497 Special Use	LaQuetta Hutchinson Lessee Request to occupy the premises as a school for 150 students K4 - 6th grades, operating Monday - Saturday 7:00 a.m. - 3:30 p.m.	4240 N. Green Bay Av. A/K/A 4300 N. Green Bay Av. 1st Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. 6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Educational - E occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
41	32501 Special Use	Bennie Kern Property Owner Request to add motor vehicle sales to the existing motor vehicle repair facility.	2030 W. Hampton Av. 1st 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 hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	32539 Use Variance	Ghaleb J Chehayeb Lessee Request to occupy the premises as a cash-for-gold business.	1935 W. Silver Spring Dr. 4 A/K/A 1993 W. Silver Spring Dr. 1st Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the request. 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>
43	32543 Special Use	BK Lawn & Services, LLC Brian Kelsz; Property Owner	9150 W. Appleton Av. A/K/A 5275 N. 91st St. 2nd Dist.
		Request to occupy the premises as a contractor's shop and yard.	
	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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner work with the Department of City Development to develop a landscape plan that includes opaque fencing along the premises. This landscape plan must be approved by the Zoning Administration Group prior to the issuance of any permits. 6. That the landscape plan be implemented within 6 months of occupancy. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Storage S-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of 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>
44	32546 Special Use	TSRH North, LLC Kyle Schuhmacher & Eric Tresslar, Owners; Prospective Buyer	1659 N. Farwell Av. A/K/A 1661 N. Farwell Av. 3rd Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 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 s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of 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	32469 Dimensional Variance	Marquette University High School Kristine Schulz; Property Owner Request to install pole-mounted athletic field lighting that exceeds the maximum allowed light levels and glare.	3401 W. Wisconsin Av. A/K/A 3320 W. Michigan St. 4th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 the lights not be in operation between 9:00 P.M. and sunrise. 5. That this Dimensional Variance is granted to run with the land. 	
46	32498 Special Use	Alicia Bell Property Owner Request to continue occupying the premises as a group home for 6 occupants.	7630 W. Center St. 5th 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 hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	32481 Special Use	Debria M Moncree Property Owner Request to occupy the premises as a day care center for 32 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight.	802 W. Chambers St. A/K/A 3001 A N. 8th St. 6th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Martin Kohler.	
	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>
48	32381 Use Variance	James B Burns Lessee	3600 N. 11th St. 6th Dist.
		Request to occupy the premises as a contractor's yard.	
	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"> 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 contractor's yard is limited to the cement mixer and a maximum of two commercial vehicles of a size no larger than that submitted in the Plan of Operation. 5. That within 60 days of Board approval of the variance the petitioner must meet with the Zoning Administration Group to create a fence and /or landscape plan that screens the outdoor storage area along the West Flynn Place frontage. The petitioner must then submit said plan to the Board of Zoning Appeals for Zoning Administration Group review and approval. 6. That the parking surface at the rear of the property be paved according to the requirements of s.252-74 within 90 days of the Board's approval. 7. That a fence permit be obtained for the existing fence installed at the property. 8. That this Use Variance 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>
49	32490 Special Use	Stacey L Deveraux Lessee	2842 W. Forest Home Av. A/K/A 2844 W. Forest Home Av. 8th Dist.
		Request to continue occupying the premises as a day care center for 38 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday 7:00 a.m. - 4:00 p.m.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	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 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 storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements. 8. That the applicant obtain a loading zoning along 29th Street. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	32576 Special Use	Martina McCloud Lessee Request to increase the hours of operation from Monday - Sunday 5:30 a.m. - midnight to 24 hours Monday - Sunday and to continue occupying the premises as a day care center for 23 children per shift infant to 12 years of age.	2220 W. National Av. A/K/A 2220 A W. National Av. 8th Dist.
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
51	32461 Special Use	Academy of Excellence Lessee Request to add a day care center for 50 children 2 1/2 - 5 years of age, operating Monday - Friday 7:00 a.m. - 5:00 p.m. and to increase the number of students from 180 to 400 K5 - 8th grades and expand the existing school operating Monday - Friday 8:00 a.m. - 5:00 p.m.	1236 W. Pierce St. A/K/A 633 S. 12th St. 12th 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:	--	

Other Business:

Board member Donald Jackson moved to approve the minutes of the June 6, 2013 meeting. Seconded by Board member Jose L. Dominguez. Unanimously approved.

The Board set the next meeting for July 25, 2013

Board member Henry Szymanski moved to adjourn the meeting at 8:01 p.m. Seconded by Board member Donald Jackson. 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>
---------------------------	--------------------------------------	--------------------	------------------------------------