

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

**REGULAR MEETING – July 25, 2013**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

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PRESENT:

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

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

**Alt. Board Members:** Jewel Currie (*voting on items 1 – 66*)  
Karen D. Dardy (*voting on items 1 – 56, 58 – 66*)

START TIME: 4:04 p.m.

End Time: 7:32 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	32344 Special Use	Project Refuge Inc. Keith Jagow; Lessee  Request to occupy a portion of the premises as a health clinic.	6123 N. Teutonia Av. A/K/A 6071 N. Teutonia Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	32512 Dimensional Variance	Felsing Service, Inc. Gary Felsing; Property Owner  Request to erect a wall sign that exceeds the maximum allowed display area (allowed 25 sq.ft. / proposed 45.5 sq.ft.).	9128 W. Burleigh St. 5th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
3	32049 Special Use	Punit Jaiswal Prospective Buyer  Request to occupy the premises as a fast- food / carry-out restaurant with a drive- through facility.	3500 W. Capitol Dr. A/K/A 3514 W. Capitol Dr. 7th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	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>
4	32493 Extension of Time	Kenneth Calabrese, Jr. Lessee  Request for an extension of time to comply with the conditions of case #31654.	1834 W. Walnut St. A/K/A 1828 W. Walnut St. 15th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<p>EXTENSION OF TIME REQUEST GRANTED FOR ONE YEAR. Must comply with the conditions of case #31654 below:</p> <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That all repair work is conducted inside the building.</li> <li>6. That the petitioner agrees to work with the Zoning Administration Group staff on a revised site plan and landscape plan that addresses the concerns of the Johnsons Park Neighborhood Association and meets the intent of the City's landscaping and screening ordinance. 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.</li> <li>7. That no paving can occur until a site plan and landscape plan has been approved.</li> <li>8. That landscaping and screening per an approved plan is installed within 120 days of occupancy of the expanded parking lot.</li> <li>9. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>10. That the proposed parking area is strictly limited to parking or storage of legitimate customer vehicles.</li> <li>11. That all salvage activities at this property cease.</li> <li>12. That all motor vehicle work is performed inside the building.</li> <li>13. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>14. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>15. That this Extension of Time is granted for a period of time commencing with the date hereof, and expiring on July 30, 2014.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	32581 Special Use	Ish Dhawan Lessee	5505 W. Lisbon Av. 10th Dist.
		Request to continue occupying the premises as a motor vehicle filling station and fast-food / carry-out restaurant.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>6. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>9. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s.84-7 of the Milwaukee Code of Ordinances.</li> <li>10. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	32632 Special Use	JJH Valley Inn LLC James Hutterer; Lessee	4000 W. Clybourn St. A/K/A 4000 A W. Clybourn St. 10th Dist.
		Request to continue occupying the premises as a tavern and sit-down restaurant.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner.</li> <li>6. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	32591 Special Use	Renee LaFleur Lessee  Request to occupy a portion of the premises as a social service facility.	3515 S. 68th St. A/K/A 3525 S. 68th St. 11th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
8	32633 Special Use	Esperanza Unida Manuel Perez; Property Owner  Request to occupy a portion of the premises as a social service facility.	611 W. National Av. A/K/A 611 W. National Av. 301 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	32592 Special Use	Serena Ballman Property Owner  Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 8:00 p.m. and the ages of children from infant - 5 years of age to infant - 12 years of age for the Board approved day care center for 20 children per shift operating Monday - Friday.	4170 S. Howell Av. A/K/A 4180 S. Howell Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	
10	32628 Special Use	Layton Ave, LLC Rory Oppenheimer; Property Owner  Request to continue occupying the premises as a motor vehicle sales facility.	1010 E. Layton Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	
11	32630 Special Use	Layton Ave, LLC Rory Oppenheimer; Property Owner  Request to continue occupying the premises as a motor vehicle sales facility.	1026 E. Layton Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	32584 Special Use	Guarding Your Investments, LLC Nara & Chris Colton; Property Owner	2338 S. 6th St. A/K/A 2340 S. 6th St. 14th Dist.
		Request to increase the number of children from 69 to 78 per shift infant to 12 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. to midnight.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>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.</li> <li>7. That the petitioner submit a copy of the State of Wisconsin day care license for the expanded day care center to the Board of Zoning Appeals within 60 days of State issuance of the license.</li> <li>8. That a loading zone be obtained and maintained on West Hayes Avenue.</li> <li>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.</li> <li>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	32631 Dimensional Variance	Gorman & Co., Inc. Ben Marshall; Prospective Buyer  Request to raze the existing structure and to construct a single family residence that does not meet the minimum required front facade width (required 24 ft. / proposed 22 ft.).	1913 N. 37th St. A/K/A 1915 N. 37th St. 15th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current Residential building code for Residential occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>5. That this Dimensional Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	32603 Special Use	Dennis Kuester Property Owner	2328 W. Capitol Dr. 1st Dist.
		Request to continue occupying the premises as a religious assembly hall (this is a new operator).	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Assembly A-3 occupancies and complies with all zoning conditions and building code requirements.</li> <li>6. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on October 31, 2016.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	32607 Special Use	Gary Davis Lessee  Request to continue occupying a portion of the premises as an indoor wholesale and distribution facility.	6204 N. 35th St. A/K/A 6243 N. Teutonia Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	32612 Special Use	Sharon Riley Property Owner	5025 N. Hopkins St. 1st Dist.
		Request to continue occupying the premises as a group home for 5 occupants.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	32619 Use Variance	Lighthouse Youth Center Rev. James Burke; Lessee	2475 W. Roosevelt Dr. 1st Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Educational - E occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That this Use Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
18	32565 Special Use	Ali Hassan Lessee	9040 W. Silver Spring Dr. A/K/A 9040 W. Silver Spring . 2nd Dist.
		Request to occupy a portion of the premises as a fast-food/carry-out restaurant.	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	32572 Special Use	Erica Ellis Lessee	6401 W. Capitol Dr. A/K/A 6413 W. Capitol Dr. 2nd Dist.
		Request to continue occupying the premises as a day care center for 116 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 12:00 a.m. and Saturday - Sunday 6:00 a.m. to 6:00 p.m. (this is a new operator).	
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the 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.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.</li> <li>8. That a loading zone be obtained and maintained on North 64th Street.</li> <li>9. 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.</li> <li>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	32574 Special Use	Total Renal Care Inc. dba DaVita Dialysis; Lessee  Request to continue occupying the premises as a health clinic.	10130 W. Appleton Av. 500 A/K/A 10130 W. Appleton Av. 2 2nd Dist.
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	
21	32324 Use Variance	Margery Mullet Property Owner  Request to occupy the premises as a 3 unit multi-family dwelling.	2841 N. Frederick Av. A/K/A 2843 N. Frederick Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	32596 Special Use	Towne Realty Inc Tom Bernacchi; Property Owner	751 N. Plankinton Av. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 12, 2013, specifically including the continuous boxwood plantings along both street edges.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	32598 Special Use/ Dimensional Variance	L-A 3, LLC James Lewenauer; Andrew Arena; Property Owner  Request to construct two two-family dwellings that do not meet the minimum required facade width and the required lot area per roomer and to occupy each dwelling as a rooming house for 10 occupants.	959 N. 15th St. A/K/A 957 N. 15th St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That the petitioner obtains a rooming house license from the Department of Neighborhood Services.</li> <li>7. That the Special Use for mutiple principal buildings on the premises and these Dimensional Variances are granted to run with the land.</li> <li>8. That this Special Use for the rooming house is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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24	32605 Special Use	UWM School of Continuing Education Asif Ashiqali; Property Owner  Request to continue to allow projecting banner signs on the premises.	161 W. Wisconsin Av. 6000 A/K/A 161 W. Wisconsin Av. 5B-6 4th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted to run with the land.</li> </ol>	
25	32623 Special Use	PCAM, LLC Lessee  Request to continue occupying the premises as a parking lot.	746 N. Old World Third St. A/K/A 752 N. Old World Third St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on October 2, 2007.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	32625 Special Use	PCAM, LLC Lessee	215 W. Wells St. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 2 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on October 2, 2007.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	32604 Special Use	Zion Rock Missionary Baptist Church Inc. Julian Jasper Sr.; Property Owner	10230 W. Fond Du Lac Av. A/K/A 10236 W. Fond Du Lac Av. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening along the W. Fond du Lac Ave frontage is implemented and maintained in a manner that is consistent with City Code.</li> <li>6. That 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.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	32608 Special Use	Maksim Tuzhilkov Property Owner	11840 W. Hampton Av. 5th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility and outdoor salvage operation.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner maintain the site and site improvements (including but not limited to landscaping, screening and fencing) in a manner that meets the intent of the conditions stated in the stipulation and order for dismissal of Milwaukee County Circuit Court case # 95-CV-008352 filed April 30, 1996. Specifically that within 60 days of Board approval of the special use that any weeds be removed along the Hampton Ave frontage and that any additional trees &amp; shrubs be planted in order to be in compliance with said plan.</li> <li>5. That the petitioner comply with the stockpile height requirements of s.295-805-4-h-2 of the Milwaukee Zoning Code.</li> <li>6. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>7. That no sales vehicles are displayed in the public right-of-way.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	32498 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 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That the 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.</li> <li>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	32618 Dimensional Variance	June Kerski Property Owner  Request to allow a parking within the front yard of the premises.	3507 N. 97th St. A/K/A 3507 N. 97th St . 5th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Dimensional Variance is granted to run with the land.</li> </ol>	
31	32621 Special Use	Nigerian Community in Milwaukee, Inc. Theophilus Iyasele; Property Owner  Request to occupy the premises as a community center.	8310 W. Appleton Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	32573 Special Use	Tammy Rutkowski Property Owner	3201 N. Holton St. A/K/A 426 E. Auer Av. 6th Dist.
		Request to continue to occupy the premises as a general office.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group staff to evaluate the feasibility of restoring one or more of the building's storefront windows with clear vision glass. The Zoning Administration Group staff may require that a façade plan that attempts to meet the intent of the glazing requirements of City code by submitted and implemented.</li> <li>6. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	32588 Special Use	Tasheika T Adams Lessee  Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to 24 hours Monday - Saturday, and to continue occupying the premises as a day care center for 40 children per shift infant to 13 years of age.	2376 N. Martin L King Jr Dr. A/K/A 2378 N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.</li> <li>7. That 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.</li> <li>8. 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.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	32609 Special Use	Judy McLain Lessee	130 W. Keefe Av. A/K/A 3510 N. 2nd St. 6th Dist.
		Request to continue occupying the premises as a day care center for 31 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight (this is a new operator).	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.</li> <li>7. 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.</li> <li>8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 4, 2015.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	32614 Dimensional Variance	Vera Jones Property Owner  Request to erect a fence in the front yard of the premises that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.).	4701 W. Glendale Av. 7th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Dimensional Variance is granted to run with the land.</li> </ol>	
36	32615 Dimensional Variance	Vera Jones Property Owner  Request to erect a fence in the front yard that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.).	4573 N. 47th St. 7th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Dimensional Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	32624 Special Use/ Use Variance	Caledonia Properties 2045, LLC c/o John Shannon; Property Owner  Request to construct an addition and to continue occupying the premises as a general office facility and general retail establishment.	2045 W. St Paul Av. 8th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.</li> <li>5. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the backup driveway for the loading dock doors to occupy the public right-of-way, -OR- that the driveway approach on St Paul Avenue be removed and restored to City of Milwaukee specifications.</li> <li>6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning requirements prior to occupancy.</li> <li>7. That this Special Use and this Use Variance are granted for a period of time commencing with the date hereof, and expiring on July 4, 2022.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	32626 Special Use/ Dimensional Variance	Afortunado Ramos Property Owner  Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (required 8 / proposed 5).	2525 W. National Av. A/K/A 2525 A W. National Av. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That 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.</li> <li>6. That this Special Use and this Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	32629 Special Use	Centro Hispano Dr. Luis A Baez, PhD.; Property Owner  Request to increase the number of children from 118 to 200 children per shift 3 - 5 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 7:00 a.m. to 5:30 p.m.	1645 S. 36th St. A/K/A 1648 S. 37th St. 8th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M.</li> <li>5. That a loading zone be maintained on South 36th Street.</li> <li>6. 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.</li> <li>7. That the facility does not exceed a capacity of 200 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 200 children.</li> <li>8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on November 25, 2017.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	32599 Special Use	Children's Medical Group dba Good Hope Pediatrics; Lessee	7720 W. Good Hope Rd. A/K/A 7710 W. Good Hope Rd. 9th Dist.
		Request to continue occupying a portion of the premises as a health clinic.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of City Code.</li> <li>6. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	32616 Special Use	Tasha A Hannah Lessee	7928 W. Clinton Av. 9th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That existing landscaping and screening is maintained in a manner that meets the intent of City Code.</li> <li>5. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>6. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	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:	Denied	
	Motion:	Donald Jackson moved to deny the Special Use request for a day care center. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays 1 C. Doyle Abstained	
	Motion:	Henry Szymanski moved to deny the Special Use request for the school. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	--	
43	32579 Appeal of a Determination	200 Broadway LLC Peter Renner; Property Owner  Request to appeal a determination by the Department of City Development stating that the proposed use is a principal use parking lot.	114 Adj N. Jefferson St. A/K/A 610 E. Polk St. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal with prejudice. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	Dismissed with prejudice.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	32506 Special Use	Rajesh Kumar Property Owner	7110 W. Lisbon Av. 10th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	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:	--	
45	32531 Special Use	Joey McPhan Lessee	5619 W. North Av. A/K/A 5611 W. North Av. 10th Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
46	32548 Special Use	Ayla Smith Lessee	2661 N. 53rd St. A/K/A 2663 N. 53rd St. 10th Dist.
		Request to occupy a portion of the premises as an adult day care center for 50 clients.	
	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	32589 Special Use	Julie Thomas Property Owner  Request to occupy a portion of the premises as a second-hand sales facility.	5100 W. Blue Mound Rd. A/K/A 5102 W. Blue Mound Rd. 10th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
48	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:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Assembly A-3 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	32550 Special Use	Doug Chang dba Smartphone Repair Center Lessee	1317 W. Lincoln Av. A/K/A 1319 W. Lincoln Av. 12th Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That the petitioner shall comply with MPD documentation and record keeping requirements.</li> <li>9. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	32488 Special Use	Roberto Perez Lessee  Request to occupy a portion of the premises as a religious assembly hall.	2534 S. Kinnickinnic Av. 202 A/K/A 2534 S. Kinnickinnic Av. 201 14th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner 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.</li> <li>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
51	32345 Special Use	Tamara Washington Property Owner  Request to occupy the premises as a transitional living facility for 6 occupants.	2579 N. 14th St. A/K/A 1415 W. Clarke St. 15th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Karen Dardy	
	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>
52	32401 Special Use	Club Kids Inc. Lessee	4422 W. North Av. A/K/A 4420 W. North Av. 15th Dist.
		Request to continue occupying the premises as a second-hand sales facility (this is a new operator).	
	Action:	Granted 2 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That 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.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That the petitioner shall comply with MPD documentation and record keeping requirements.</li> <li>9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	32583 Use Variance	Auto Parts & Service, Inc. Lessee  Request to add barbed-wire to an existing fence.	1832 W. North Av. A/K/A 1834 W. North Av. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Use Variance is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
54	32585 Special Use	Darryl Ware Lessee  Request to occupy the premises as a motor vehicle repair facility.	2030 N. 31st St. A/K/A 2028 N. 31st St. 15th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Karen Dardy.	
	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>
55	32594 Special Use	Academy of Excellence Lessee	3814 W. North Av. A/K/A 3832 W. North Av. 15th Dist.
		Request to occupy the premises as a school for 300 students K4 - 12th grades, operating Monday - Friday 7:00 a.m. - 5:00 p.m.	
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That 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.</li> <li>6. That warning, parking and other regulatory signage associated with traffic control in school zones be installed as required.</li> <li>7. 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.</li> <li>8. That all student pick-up and drop-off occur in the rear of the building.</li> <li>9. That the number of students does not exceed 300.</li> <li>8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	32501 Special Use	Bennie Kern Property Owner	2030 W. Hampton Av. 1st Dist.
		Request to add motor vehicle sales to the existing motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of City Code.</li> <li>6. That no sales vehicles are displayed in the public right-of-way.</li> <li>7. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That no more than 3 vehicles be displayed for sale at any time, as indicated in the Plan of Operation.</li> <li>11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	32562 Special Use	I.K.O. Motors LLC Young K Obinna; Lessee	4770 N. 18th St. 1st Dist.
		Request to occupy the premises as a motor vehicle sales facility.	
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That no sales vehicles are displayed in the public right-of-way.</li> <li>6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That no more than 6 vehicles be displayed for sale on the lot at any time.</li> <li>9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	32645 Use Variance	Next Door Foundation Laurie Oryall, VP of Administration; Prospective Buyer	5310 W. Capitol Dr. A/K/A 4051 N. 53rd St. 2nd Dist.
		Request to occupy the premises as a day care center for 480 children 3 to 5 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That 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.</li> <li>6. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>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 prior to occupancy.</li> <li>8. That this Use Variance is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	32571 Special Use	Martha Brock Lessee  Request to occupy a portion of the premises as a social service facility.	4234 B N. 76th St. A/K/A 4234 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	32582 Special Use	Cayle Consulting LLC dba Auto Connect; Lessee	8430 W. Kaul Av. A/K/A 8428 W. Kaul Av. 2nd Dist.
		Request to occupy the premises as a motor vehicle sales facility.	
	Action:	Granted 15 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>5. That no sales vehicles are displayed in the public right-of-way.</li> <li>6. 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 prior to occupancy.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	32586 Special Use	11th Street, LLC Bill & Judy Brachman; Prospective Buyer	827 N. 11th St. 4th Dist.
		Request to occupy the premises as a rooming house for 35 occupants.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.</li> <li>7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for R-2 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>8. That the petitioner obtains a rooming house license from the Department of Neighborhood Services.</li> <li>9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	32617 Special Use	Milwaukee Hotel Acquisition, LLC c/o Von Briesen & Roper, S.C.; Prospective Buyer	1150 N. Water St. A/K/A 1124 N. Water St. 4th Dist.
		Request to occupy the premises as a dormitory for 500 occupants.	
	Action:	Granted 20 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-705 of the Milwaukee Zoning Code.</li> <li>5. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the roof overhang at the corner of Water and Juneau and the entrance marquee supports to occupy the public right-of-way.</li> <li>6. That the petitioner obtains an occupancy certificate by having all required inspections, and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>7. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	32492 Special Use	Amanda James King Park Investments; Lessee  Request to occupy the premises as a day care center for 36 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. and Saturday 10:00 a.m. - 5:00 p.m.	1401 W. Juneau Av. A/K/A 1403 W. Juneau Av. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.</li> <li>7. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>8. That the premises is developed in accordance with the façade rendering submitted to the Board on July 8, 2013.</li> <li>9. That parents are encouraged to load and unload children on West Juneau Avenue.</li> <li>10. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the existing step or proposed ADA ramp to occupy the public right-of-way of North 14th Street.</li> <li>11. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of an ADA ramp.</li> <li>12. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Educational E (per architects recommendations) occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>13. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>14. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	32611 Dimensional Variance	Mount Mary College Lessee  Request to erect five signs that exceed the number allowed per street frontage.	2845 N. 92nd St. A/K/A 2904 N. Menomonee River Pk. 5th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That these Dimensional Variances be granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	32523 Use Variance	John J Weinman Property Owner	100 W. Center St. A/K/A 2711 N. 1st St. 6th Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That the petitioner shall comply with MPD documentation and record keeping requirements.</li> <li>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 prior to occupancy.</li> <li>10. That this Use Variance is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	32542 Special Use	Carolyn A Teague Lessee	4563 N. Hopkins St. 7th Dist.
		Request to occupy the premises as a social service facility and a religious assembly hall.	
	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:	--	

**Other Business:**

Board member Donald Jackson moved to approve the minutes of the June 27, 2013 meeting. Seconded by Board member Karen D. Dardy. Unanimously approved.

The Board set the next meeting for September 5, 2013.

Board member Donald Jackson moved to adjourn the meeting at 7:32 p.m.. Seconded by Board member Jewel Currie. Unanimously approved.

**BOARD OF ZONING APPEALS**

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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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