

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
6.		That all property owners within 200 feet of the subject premises are provided via U.S. Mail the name and phone number of clinic personnel to contact with any concerns about the operation. The alderman's office shall also be furnished with this information.	
7.		That this Variance is granted for a period of one (1) year, commencing with the date hereof.	
2	21998 Use/Dimensional Adjourned	Bay View United Methodist Church, Property Owner By: Jean Larsen / Mark Humphrey Request to occupy and construct a parking lot on the premises.	2788-2792 S. Kinnickinnic Ave. (14th) Ayes: 4 Nays: 0 Abstain: 1 S. Winkler

Craig H. Zetley moved to adjourn the request for two cycles to allow the petitioner to submit information regarding the master plan for the parking lot proposal -- including written statements explaining the details of the proposal, timeline for site acquisition, timeline for implementation, and drawings of the proposed lot. This information is to be submitted to the Board office and will be referred to DCD, DNS, and DPW for review and comment. The appellant also must provide information regarding the master plan must also be supplied to the residents in the area. The motion was seconded by Henry P. Szymanski.

3	22118 Extension of Time Granted 6 mo.	Lakefront Brewery, Inc., Property Owner By: Russ Klisch Request for an extension of time to obtain necessary permits.	1872 N. Commerce St. (6th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the request. Seconded by Donald Jackson.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
4	22135 Special Use Granted 10 yrs.	Practical Programs, Inc. d/b/a Downtown Montessori School, Lessee By: Bruce R. Thompson Request to continue occupying the premises as a Montessori School, child care center for 75 children, ages 1-6 with after school to age 12, from 6:00 a.m. to 6:00 p.m., and small City of Milwaukee charter school.	100 E. Pleasant St. a/k/a 1718 N. 1st St. (6th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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.

5	22071 Special Use Adjourned	Tommy Williams, Lessee d/b/a Willialms Used Cars & Classic Autos Request to occupy premises as a used car dealership.	5301 W. Lisbon Ave. (7th)
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This item was adjourned at the request of the Department of Neighborhood Services and will be rescheduled for the next available hearing date.

6	22094 Variance Adjourned	Sweet Home Adult Care, By: Lydia Rusak Request to occupy the first floor of the duplex as a Community Living Arrangement for four adults.	2613 S. 68th St. (11th)
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This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
7	22119 Special Use Granted 10 yrs.	Renee Bebeau, Lessee d/b/a Adambomb Gallerie Request to occupy the premises as an art gallery and personal service establishment.	524 S. 2nd St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 comply with all building codes.
5. That the first floor front windows must be maintained in an attractive manner.
6. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.

8	22136 Dimensional Variance Granted 10 yrs.	Walker's Point Youth & Family Center, Property Owner By: Elizabeth B. Stafford Request to continue occupying the premises as a group home for eight children and 2 live-in counselors.	730-32 S. 21st St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Variance is granted for a period of ten (10) years, commencing with the date

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
		hereof.	
9	22107 Special Use Granted 10 yrs.	Carisch Inc., Property Owner By: Michael Golembiewski, Agent Request to continue occupying the premises as a Type "B" restaurant.	11231 W. Silver Spring (15th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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.

10	22113 Use Variance Adjourned	Ameritech, Easement By: Frank Augustine Request to install a 7' x 17' (outside dimensions) equipment vault with 66" x 74" projection above grade.	10701 W. Florist Ave. (15th)
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This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
11	22112 Special Use Granted	Kaul Oil Co., Inc./ Kaul's Leasing Co., Inc., Property Owner By: Dennis Kaul, President Request to continue occupying the premises as a motor vehicle service station and to construct a new pump island canopy (24' x 86') and add 3 pump islands.	5931 N. 91st St. (15th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 all conditions of Decision No. 19992 are complied with in every respect except as otherwise amended herein.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
12	22108 Variance Granted 10 yrs.	Joseph Fuchs, Property Owner d/b/a Hillcrest Homes Request to continue to occupy the premises as a Community Based Residential Facility and to construct an addition.	5408-14 W. Vliet St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 all conditions of Decision No. 20332 are complied with in every respect except as otherwise amended herein.
5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
13	22122 Special Use Granted 10 yrs.	B & B Printing Corporation/ James & Thomas Becker, Lessee By: Thomas A. Becker Request to occupy the premises as a print shop on the 1st floor of the building.	4410 W. Lisbon Ave. a/k/a 4404 W. Lisbon Ave./ 2199 N. 44th St. (17th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 driveway on W. Lisbon Ave. is eliminated with curb, gutter, and sidewalk restored when W. Lisbon Ave. is paved.
5. That a landscape buffer is installed between the sidewalk on W. Lisbon Ave. and the parking lot on site.
6. That no more than three (3) vehicles are parked on the paved areas on site.
7. That all vehicular access to the paved area on the east side of the building located north of the southerly N. 44th St. driveway is physically eliminated with bollards or fencing prior to the issuance of an occupancy permit for this use.
8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

14	22115 Special Use Adjourned	Datacare Riverwest Invest. Corp., Prospective Buyer By: Barbara Thomas Request to occupy the premises as a day care for 25 children, open 24 hours per day.	2640-50 N. Humboldt Ave. (6th)
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This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
15	22113 Special Use Granted 10 yrs.	Stacey L. McKay, Property Owner d/b/a Heavens Angels Day Care Request to occupy the premises as a daycare center for 15 children ages infant to pre-school.	6342 W. Fond du Lac Ave. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 existing picnic table is unchained from the street tree and removed from the West Armitage Avenue right-of-way.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

16	22093 Special Use Adjourned	Lisbon Sales & Service, Lessee By: Lewis R. Poberezny Request to occupy the premises for used car sales and automotive repair.	7515 W. Lisbon Ave. (2nd)
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This item was adjourned at the request of the Alderman and will be rescheduled for the next available hearing date.

17	22110 Special Use Adjourned	A & A Petroleum, Inc., Property Owner By: Kahlid Ahmed Request to continue occupying the premises as a motor vehicle pumping station and car wash.	7609 W. Capitol Dr. (5th)
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This item was adjourned at the request of the Department of Public Works and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
18	22074 Special Use/Variance Granted 3 yrs.	Dennis Boschi, Lessee d/b/a The Church of Jesus Christ of Latter Day Saints Request to occupy the premises as a church.	2524 W. Forest Home Ave. (8th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 all necessary action be taken by the property owner to remove the used car sales operation from the premises.
5. That all conditions of Decision No. 20630 are complied with in every respect except as otherwise amended herein.
6. That this Special Use and this Variance are granted for a period of three (3) years, commencing with the date hereof.

19	21112 Variance Denied	Donna and Alan Damitz, Property Owner Request to occupy the main building as seven dwelling units and to occupy the rear cottage as one additional dwelling unit.	2402-06 W. Greenfield Ave. (8th) Ayes: 3 C. Doyle S. Winkler H. Szymanski Nays: 1 D. Jackson Abstain: 1 C. Zetley
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Board member Catherine M. Doyle moved to grant the appeal. Seconded by Scott R. Winkler. The motion failed to gather the four votes required to grant a variance and was therefore denied.

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20	21965 Use Variance Granted	Better Carpentry, LLC, Prospective Buyer By: Sue Domer Request to occupy the existing vacant dwelling as a single family residence.	3534 W. Elm St. (9th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Variance is granted to run with the land.

21	22103 Special Use Adjourned	Omni Enrichment, Inc., Lessee By: Barbara Tripp Request to occupy the premises as a social service facility.	4900 W. Fond du Lac Ave. (10th)
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This item was adjourned at the request of the Alderman and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
22	22111 Dimensional Variance Granted	Stadko Petro Mart By: Satwanta Singh Kaleka Request to install a 27.5' high 5' wide ground sign at the northeast corner of the lot for the existing service station.	6001 W. Cleveland Ave. (11th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the request. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board except as amended herein.
4. That the signage is limited to a maximum of 50 sq. ft.
5. That these Variances are granted for a period of time commencing with the date hereof and expiring June 3, 2001.

23	22075 Use Variance Adjourned	Kennedy Le, Lessee d/b/a National Billiard Request to occupy the premises as a billiard hall for entertainment.	2221 W. National Ave. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Scott R. Winkler moved to adjourn the appeal to allow the petitioner to appear before the Board and to seek input from the Alderman's office. Seconded by Catherine M. Doyle.

24	22086 Special Use Adjourned	Overland Transportation System, Inc. Quast Transfer, Property Owner Request to construct a 60' x 199' addition to the existing truck terminal.	5282 S. 13th St. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Catherine M. Doyle moved to adjourn the appeal to allow the petitioner to submit a landscaping and screening plan and to provide clarification regarding the hours of operation. Seconded by Scott R. Winkler.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
25	22069 Dimensional Variance Granted	Kristin Allen, Property Owner Request to occupy the third floor attic space -- in conjunction with the second floor dwelling unit -- without the required setback.	1449-1451 N. 49th St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Georgia M. Cameron.

Conditions as recorded below and in the decision of the Board:

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 six (6) months of the date hereof.
3. That the petitioner remodel in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

26	22091 Dimensional Variance Granted	John & Mari-Ellen Fry, Property Owner Request to construct an addition to the premises in the required front setback.	171 N. 72nd St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

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 six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
27	22000 Special Use Granted 10 yrs.	Trina M. Zazueta & Maxine Franklin, Prospective Buyer d/b/a Stone Crest Academy Request to occupy premises as a day care for 93 children between the ages of infant - 12 years and hours from 5:30am-1:00am.	3525 W. Vliet St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 rear parking lot is constructed within nine (9) months as indicated in the plan of operation.
5. That the outdoor play space is not utilized after 7:00 p.m.
6. That the storefront windows are maintained in an attractive manner.
7. That signage must be limited to the proposed wall signs and the proposed pylon sign must be eliminated.
8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
28	21930 Special Use Granted 10 yrs.	Trina Zazueta / Maxine Franklin, Prospective Buyer d/b/a Stone Crest Academy Request to occupy the premises as a day care center for 24 children ages infant to 12 years from 5:30 AM to 1:00 AM.	3529 W. Vliet St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 rear parking lot is constructed within nine (9) months as indicated in the plan of operation.
5. That the outdoor play space is not utilized after 7:00 p.m.
6. That the storefront windows are maintained in an attractive manner.
7. That signage must be limited to the proposed wall signs and the proposed pylon sign must be eliminated.
8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
29	22073 Special Use Granted 10 yrs.	Dennis Delrose, Property Owner d/b/a Checkers Restaurant Request to continue occupying the premises as a Type "B" restaurant and to expand the hours of operation.	7525 W. Capitol Dr. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

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 six (6) months of the date hereof.
3. That the amended Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the hours of operation are limited to 8:00 a.m. to 12:00 p.m. Sunday through Thursday and 8:00 a.m. to 1:00 a.m. Friday and Saturday.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

30	22105 Special Use Granted 1 yr.	Lake Park Preschool, Lessee By: Anne Booth Request to occupy a portion of the premises a day care center for 16 children, ages 2-1/2 to 5 yrs., from 9:00 a.m. to 12:00 p.m.	2975 N. Lake Park Rd. a/k/a 3233 E. Kenwood Blvd. (3rd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Catherine M. Doyle moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

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 six (6) months 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 one (1) years, commencing with the date

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		hereof.	
31	22084 Use Variance Adjourned	C.H. Coakley & Co., Property Owner By: Dan Pomeroy, Agent Request to install an off-premise advertising sign.	3742 W. Wisconsin Ave. (16th)

This item was adjourned at the request of the alderman and will be rescheduled for the next available hearing date.

Other Business:

Board member Henry P. Szymanski moved to approve the minutes of the February 4, 1999 meeting. Seconded by Board member Donald Jackson. Catherine M. Doyle not voting. Unanimously approved.

The Board set the next meeting for March 18, 1999.

Board member Catherine M. Doyle moved to adjourn the meeting at 6:28 PM. Seconded by Board member Donald Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

By _____
Secretary