

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – June 6, 2004
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-124*)

Members: Henry P. Szymanski (*voting on items 1-100, 124*)
Scott R. Winkler (*voting on items 1-95, 98-124*)
Catherine M. Doyle (*voting on items 1-124*)
Roy B. Nabors (*voting on items 1-124*)

Alt. Board Members: Georgia M. Cameron (*voting on items 77, 96,97,101-111*)
Donald Jackson (*voting on items 112-123*)

START TIME: 2:15p.m.

End Time: 7:55 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24451 Dimensional Variance	Trinity CBRF, Prospective Buyer Request to occupy the premises as a community living arrangement for 8 adults.	4003 W. Kiley Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	25725 Special Use	Gamestop Inc. D/B/A Gamestop #2401;Lessee Request to occupy a portion of the premises as a second-hand store (video games).	4115 N. 56th St. A/K/A 5704 W. Capitol Dr. 2nd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	24740 Special Use	Matteo Furno, Property Owner Request to temporarily occupy a portion of the existing nursing home as a community living arrangement.	2449 N. Downer Av. 3rd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	25744 Extension of Time	MMHC, Property Owner Request for an extension of time to comply with the conditions of case No. 24536.	2840 W. Vliet St. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	25672 Special Use	Addy Alkhalifa/Kasim Almaliky d/b/a A & K Auto Repair; Lessee Request to occupy the premises as a motor vehicle repair and sales facility.	5829 W. Villard Av. 7th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	25811 Extension of Time	Wade E. Christopher, Property Owner Request for an extension of time to comply with the conditions of Case No. 24796.	3500 N. Sherman Bl. 7th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the extension of time request.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	6-month approval.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	24512 Special Use	Kevin Griffin, Lessee Request to occupy the premises as a Community Living Arrangement for 16 clients.	448 N. 39th St. 10th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	25475 Dimensional Variance	Scott Fergus, Key Bridge Group Inc.;Prospective Buyer Request to construct a multi-family residential dwelling that is over the maximum height.	106 W. Seeboth St. A/K/A 106-16 W. Seeboth St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
9	25424 Special Use Dismissed	Abdul Motlani, Prospective Buyer Request to construct a motor vehicle repair facility(oil changes) and a car wash facility on the premises.	6280 S. 13th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	25775 Extension of Time	David Hayes, Layton Square II, L.P.;Property Owner Request for an extension of time to comply with the conditions of Case No. 23979.	835 W. Layton Av. 13th Dist.
	Action:	Granted 6 mo.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	25814 Appeal of an Order	Nait/ Ism, Property Owner Request to appeal an order from the Department of Neighborhood Services determining the use of an adjacent lot for an accessory use without combining the property.	4707-09 S. 13th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	25727 Special Use	Mary William, Bay View Baptist Church;Property Owner Request to occupy the premises as a religious assembly hall.	3800 S. Howell Av. 14th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
13	25616 Special Use	Gwen L. Webb, Property Owner Request to occupy the premises as an adult family home for 4 female adults with developmental disabilities.	5760 N. 42nd St. 1st Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	25671 Special Use	Brenda Pettis, Lessee Request to occupy the premises as a community living arrangement for 15 elderly clients.	4576 N. 31st St. 1st Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
15	25730 Special Use	Barbara Rowland, Property Owner Request to continue occupying the premises as a social service facility.	4425 W. Woolworth Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	25564 Special Use	Sharon Anthony, Property Owner Request to occupy the premises as a community living arrangement for 3 elderly adults.	4935 N. 76th St. 2nd Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
17	25728 Special Use	Michael Champion, Lessee Request to continue occupying a portion of the premises as a social service facility.	6114 W. Capitol Dr. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	25762 Special Use	Suhail Rawashdeh, Lessee Request to continue occupying a portion of the premises as a motor vehicle repair facility (retail sales and installation of automotive electronics).	5827 W. Capitol Dr. A/K/A 5815-21 W. Capitol Dr. 2nd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That any testing of audio equipment and alarm systems be conducted at minimum amplification and with the overhead garage doors closed. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. Specifically that wall signage not exceed the rate of one (1) wall sign of up to 32 square feet per 25 feet of linear frontage. 6. That the applicant does not permit any installation work or testing of equipment to be performed outside of the building and that all bay doors are closed during equipment testing. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	25797 Special Use	HBN Foods, D/B/A J.J. Fish & Chicken;Property Owner Request to occupy the premises as a fast-food/carry-out restaurant.	6212 W. Capitol Dr. A/K/A 6206 W. Capitol Dr. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That landscaping and screening is implemented per the plan approved by the Department of City Development on May 13, 2004. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	25800 Dimensional Variance	Living Water Church, Property Owner Request to continue occupying the premises as a religious assembly hall.	6450 W. Fond Du Lac Av. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof. 	
21	25821 Special Use	Cashland Check Cashing Corp. Property Owner Request to continue occupying the premises as a currency exchange.	5500 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	25823 Special Use	Mission of the Harvest Church John Pittman;Property Owner	6519 W. Fond Du Lac Av. 2nd Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
23	25736 Special Use	Daniel Wilhelms, Symmetry Corp.;Property Owner	1201 N. Prospect Av. A/K/A 1201-07 N. Prospect Ave. 3rd Dist.
		Request to expand the existing offices to include the basement of the premises.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That plans are submitted and permits are obtained for the required alterations. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 18, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	25710 Special Use	Ebenezer Child Care Centers, Inc. Property Owner Request to continue occupying the premises as a day care center for 120 children infant to 12 yrs of age, Monday-Friday 6:00 a.m. - 6:00 p.m.	340 W. St. Paul Av. A/K/A 424 N. 4th St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
25	25804 Dimensional Variance	Dan Pomeroy, Clear Channel Outdoor a.k.a Eller Media Company;Property Owner Request to reposition the existing off-premise sign without the minimum setback from the freeway and spacing between signs.	2455 W. Clybourn St. 4th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted for a period of time commencing with the date hereof and expiring on May 10, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	25773 Dimensional Variance	Milwaukee Midtown Housing Corporation John C. Poestra;Property Owner Request to construct a single family dwelling without the maximum front setback, minimum facade width, stories, and building height.	2832 W. Vliet St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
27	25629 Special Use	Kevin Ozenne, Lessee Request to continue occupying the premises as a day care center for 18 children infant to 10 yrs. of age, Monday-Friday 6:00 a.m. - 11:30 p.m.	8593-95 W. Appleton Av. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage is limited to a maximum of 18 square feet. 5. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	25665 Use Variance	Confidence Driving School, Lessee Request to continue occupying the premises as a driving school (specialty school).	2877 N. 76th St. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	25759 Special Use	Anthony R. Pipito, Lessee Request to continue occupying the premises as a second-hand store.	7814 W. Burleigh St. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows are maintained in a neat and orderly manner 6. That all previous conditions of the Board regarding this property are complied with. 7. That the petitioner take appropriate measures to insure that no donated items are left on the exterior of the premises. 8. That the applicant does not display any merchandise on the exterior or the building. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	25810 Special Use	Nancy Breidel, Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility.	5441 N. Lovers Lane Rd. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel 5. 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. 6. That landscaping and screening is maintained in a manner that meets the intent of city code. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	25649 Special Use	James Hugg d/b/a Lindems Auto Repair; Lessee	117 E. Capitol Dr. 6th Dist.
		Request to occupy the premises as an auto repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That revised signage plans which meet the sign standards of s.295-605 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised signage plan must restrict the size of the freestanding sign to a maximum of 32 square feet 6. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That the petitioner removes the abandoned pylon sign from the site. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	25742 Special Use	<p>Lecia's Loving Child Care, Valecia Carter; Lessee</p> <p>Request to occupy the premises as a day care facility for 8 children infant to 12 yrs of age, Monday-Sunday 6:00 a.m. - 6:00 p.m.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and complies with all of the State commercial building code requirements for institutional and educational occupancies. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	3805A N. 20th St. 6th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	25812 Special Use	City of Milwaukee, Health Department; Lessee Request to continue occupying a portion of the premises as a commercial parking lot. Action: Granted 10 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	429 W. Christine La. A/K/A (rear of 2730 N. 5th St.) 6th Dist.
34	25652 Special Use	Jose and Blanca Ramos, Lessee Request to continue occupying the premises as a second hand sales facility (used appliances). Action: Adjourned Motion: This matter was adjourned by staff and will be rescheduled at the next available hearing.	4126 W. Capitol Dr. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	25748 Use Variance	AIDS Resource Center of Wisconsin, Inc. Lessee Request to continue occupying a portion the premises as a transitional living facility.	4734 N. 39th St. A/K/A 4700 N. 39th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	25786 Special Use	Katherine Handy, Prospective Buyer Request to occupy the premises as a day care center for 100 children (50 per shift) infant to 12 yrs of age, Monday-Friday 6:00 a.m. - Midnight.	2431 W. Hopkins St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. Specifically, banner signs are not permitted. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the height and placement of all fences must meet the requirements of s.295-605-4-g of the Milwaukee Zoning Code. Specifically, the 6-foot high wood fences proposed along the West Hopkins Street and North 24th Place frontages are not permitted by code. Fence height at the proposed location is limited to 4 feet, unless the fence is of an ornamental metal type. 8. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirement for institutional and educational occupancies. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	25808 Dimensional Variance	Universal Peace in Christ Church Pastor Dorothy Glisper;Property Owner Request to continue occupying the premises as a religious assembly hall without the required parking.	3615 W. Fond Du Lac Av. A/K/A 3611 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled at the next available hearing.	
38	25750 Dimensional Variance	MPS Boys & Girls Club, Prospective Buyer Request to combine the parcels and construct an addition to the existing school (boys & girls club) without the minimum front facade width.	2404 W. Rogers St. A/K/A 1955 S. 24th St, 2429 W. Legion St., 2438 W. Roger 8th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
39	25751 Special Use	MPS Boys & Girls Club, Prospective Buyer Request to combine the parcels and occupy the premises as a parking lot to the adjacent school (boys & girls club).	1970 S. 24th St. A/K/A 2320-38 W. Rogers St. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	25685 Special Use	Gregory J. Moon, Prospective Buyer Request to occupy the premises as a vehicle repair facility (motorcycles). Action: Granted 5 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans which meet the design guidelines of the Site Plan Review Overlay District (Common Council File # 990249 Sub. 1) must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group and the City Plan Commission prior to the issuance of any permits. 5. That all repair work is conducted inside of the building. 6. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 7. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	9903 W. Brown Deer Rd. 9th Dist.
41	25801 Special Use	Roberson Kiddie Lane, Margaret Roberson;Lessee Request to occupy the premises as a day care center for 200 children five to 12yrs, Monday-Friday 6:00am-9:00pm and a religious assembly hall (hours Wednesday 6:00pm-9:00pm, Sunday 8:00am-1:00pm).	6406 N. 76th St. A/K/A 6406-6540 N. 76th St. 9th Dist.
		Action: Adjourned	
		Motion: This matter has been adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	25813 Special Use Granted	Paul Thompson Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility.	8331 W. Brown Deer Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 5. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	25815 Use Variance	Alpesh B. Patel, Prospective Buyer Request to occupy the premises as a general retail establishment on the premises (Convenience/Liquor Store).	6900 N. 76th St. A/K/A 6900-02 N. 76th St. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the variance is granted for a period of 1 year during which time the petitioner must apply for a zoning change request to the Department of City Development - Planning Administration to change the zoning to Commercial Service. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for Commercial Service zoning districts. 6. That the existing landscaping be upgraded to meet the intent of s295-405 of the Milwaukee Zoning Code. 7. That this Variance is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	25643 Special Use	Gladys Anderson, Property Owner Request to occupy the premises as an adult family home for 4 elderly residents.	2812 N. 59th St. A/K/A 2812-14 N. 59th St. 10th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
45	25662 Special Use	Richard Meyer, Ruby Leather Co. Inc.;Property Owner Request to continue occupying the premises as a wholesale shoe repair supplier.	6125 W. Blue Mound Rd. A/K/A 6122 W. St. Paul 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
46	25734 Special Use	Michelle Harmon, Lessee Request to occupy the premises as a second-hand store (clothing & household items).	5506 W. Center St. A/K/A 5506-10 W. Center St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Ald. and will be rescheduled on the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	25767 Special Use	Calvary Temple CBC, Property Owner Request to add a day care center for 50 children infant to 12 yrs of age, Monday-Friday 6:00 a.m. - 6:00 p.m to the existing religious assembly hall.	5330 W. Lisbon Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
48	25761 Special Use	Scott Woeckener, Lessee Request to continue occupying premises as a motor vehicle repair & sales facility.	4266 S. 60th St. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the Appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That the applicant complies with all previous signage conditions and that the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	25539 Special Use	Christiane D. Davis, Lessee Request to occupy the premises as a adult family home for 4 adults with disabilities (Dementia, Alzheimer, persistent mental illness, traumatic brain injury or other debilitating chronic health condition.	825 S. 11th St. 12th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
50	25557 Special Use	Del Carmen Estates LLC Maria del Carmen Rangel Topia;Property Owner Request to occupy the third floor of the premises as a rooming house (6 roomers).	1629-31 W. Becher St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	25689 Dimensional Variance	Gene Cramer, Lessee Request to continue occupying the premises as an outdoor storage facility for boats without the code required screening.	818 W. Canal St. A/K/A 880 W. Canal St. 12th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of one (1) year, commencing with the date hereof. 	
52	25708 Special Use	Edward R. Pero & Karl L. Keith, Lessee Request to occupy a portion of the premises as a second-hand store.	805 W. Historic Mitchell St. A/K/A 801-805 W. Historic Mitchell St. 12th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That no interior or exterior window or door grates are used. 6. That the applicant has no display of merchandise on the exterior of the building and no signage on the public sidewalk. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	25711 Special Use	United Community Center, Property Owner Request to occupy the premises as a community living arrangement for 4 elderly adults 55yrs or older.	710 W. Washington St. 12th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
54	25712 Special Use	United Community Center, Property Owner Request to occupy the premises as a parking lot.	700 W. Washington St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. 1. That the submitted landscape plan is revised to include buffer landscaping (A/K/A Type 'H' landscaping per 295-405 of the Milwaukee Zoning code) to the west abutting residence. The revised landscape plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That the access easement be revised to realign the easement area to conform with the driving isle through the parking lot. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	25713 Special Use	United Community Center, Property Owner Request to construct an addition (maint./storage building) to the existing community center.	1028 S. 9th St. 12th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 9, 2012. 	
56	25714 Dimensional Variance	United Community Center, Property Owner Request to allow two wall signs on the principal building (School/Social Service).	615 W. Washington St. A/K/A 611-15 W. Washington St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	25719 Special Use	Speedway SuperAmerica LLC Ronald Edmision;Property Owner	959 W. Lincoln Av. 12th Dist.
		Request to continue occupying the premises as a motor vehicle filling station and convenience store.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 6. 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. 7. That the petitioner shall maintain landscaping in accordance with the landscape plan approved by the Department of City Development. Specifically this requires that shrubs be planted in the planting strip located on the northeast corner of the premises within 90 days of the approval of this special use. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	25753 Special Use	Mr. Abel Rodriguez Property Owner Request to occupy the premises as an assembly hall (banquet hall).	1100-04 W. Lincoln Av. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
59	25817 Special Use	Nicholas P. Anton, Property Owner Request to continue occupying the premises as a jewelry and second-hand store (pawn shop).	620 W. Historic Mitchell St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the pawn broking business on the subject premises shall not exceed five (5) percent of the business 5. That there be no signs or advertisements advertising the pawn broking portion of the business. 6. That all previous conditions of the Board regarding this property are complied with. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	25172 Special Use	La Causa Inc., Property Owner Request to include K4-12th grade and expand from 300-500 children to the existing school, daycare, community center, and medical center (this does not include any new construction).	1643-87 S. 2nd St. 12th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on March 29, 2010. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	25729 Special Use	Speedway SuperAmerica LLC Ronald L. Edmision;Property Owner	110 W. College Av. A/K/A 102 W. College Ave. 13th Dist.
		Request to continue occupying the premises as a motor vehicle filling station with a convenience store.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises. 7. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code; specifically that additional trees and shrubs be planted in accordance with the landscape plan approved by the Department of City Development on 10/9/90. Landscape improvements must be made within 90 days of the approval of this special use. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	25731 Special Use	Michael Sokolowski, Lessee Request to occupy the premises as a motor vehicle sales facility (mopeds).	4213 S. Howell Av. 13th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That no merchandise is displayed in the public way. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	25651 Special Use	Naseer Nasir, d/b/a Milwaukee Imports, Inc.; Lessee Request to occupy the premises for retail and wholesale general merchandise, sales and service of motorcycles/motor scooters with some outdoor storage.	4960 S. 27th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented per the plan approved by the Department of City Development on May 19, 2004. 5. That signage plans which meet the sign standards of s.295-605-5 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That all repair work is conducted inside of the building. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
64	25737 Special Use	Randy Kawczynski, Property Owner Request to occupy the premises as a motor vehicle sales facility.	5022 S. 27th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled on the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	25798 Special Use	G.S.S. Corporation, Rosen Nissan;Property Owner	5575 S. 27th St. 13th Dist.
		Request to expand the existing motor vehicle repair and sales facility to include an additional motor vehicle repair and sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. Specifically that any changes in existing site illumination will not result in illumination along the western property line exceeding one (1) foot-candle adjacent to residential properties. 5. That revised signage plans which meet the sign standards of s.295-605 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on May 24, 2004 7. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 8. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	25686 Special Use	Michael J. Drahonovsky, Property Owner Request to add motor vehicle sales to the existing car wash (detail shop).	3902 S. Whitnall Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
67	25722 Special Use	Peter Lentscher, Property Owner Request to continue occupy the premises as a tavern with an outdoor & indoor recreation facility.	4014 S. Howell Av. A/K/A 4014-24 S. Howell Ave. 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Syzmanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That the volleyball court lights are turned off at 10:00 P.M. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	25772 Dimensional Variance	E. Peder Methum, Property Owner Request to continue to allow a 36'x 28' garage and park a commercial vehicle greater than 18' long equipped with 6 wheels.	2655 S. 7th St. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the Variances pertaining to the area and lot coverage of the garage are granted to run with the land and the Variance related to the parking of a vehicle over 22 ft. is granted for a period of ten (10) years, commencing with the date hereof. 	
69	25803 Dimensional Variance	Daniel C. & Laura L. Dzievit Property Owner Request to divide the parcel and construct a single family dwelling without the required number of stories, minimum height, and minimum width.	1100 E. Waterford Av. A/K/A 1104 E. Waterford Ave. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	25675 Special Use	Joshua Possessing the Promise Ministries Property Owner Request to continue occupying the premises as a religious assembly hall.	4931 W. Center St. A/K/A 4929-31 W. Center St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
71	25693 Special Use	Verdella Harvey, Property Owner Request to continue occupying the premise as an adult family home for 4 adults.	2624-26 N. 16th St. 15th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	25735 Special Use	Jericho Missionary Baptist Church Property Owner Request to occupy the premises as a religious assembly hall.	1515 N. 12th St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
73	25755 Special Use	Phillip E. Hogans, Property Owner Request to occupy a portion of the premises as a car wash.	3807 W. Vliet St. A/K/A 3801-13 W. Vliet St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous Board of Zoning Appeals conditions are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
74	25769 Special Use	Sharon F. Schulz, Next Door Foundation;Property Owner Request to add a community center and construct an addition to the existing daycare center and social service.	2550 N. 30th St. A/K/A 2530-60 N. 30th St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
75	25771 Special Use	Martha Cooper, Property Owner Request to continue occupying the premises as a religious assembly hall (includes food pantry).	2800 W. Center St. A/K/A 2800-08 W. Center St. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
76	25780 Special Use	Schnell Price, Jo's Day Care Academy;Property Owner Request to expand the existing day care center into the adjacent building for 140 children infant to 12 yrs of age, Monday-Friday 7:00 a.m. - 6:00 p.m.	4801-13 W. North Av. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	25504 Special Use	Christina Mitchell, Property Owner Request to occupy the premise as a 24 hr. day care center for 50 children infant to 12 yrs of age Monday-Sunday and an adult day care center for 20 persons Monday-Sunday 8:00 a.m. - 6:00 p.m.	3511-17 W. Lisbon Av. 15th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 7. That the outdoor play area is separated from the parking area at the rear of the site by some type of physical barrier such as bollards. 8. That parents be informed that the public parking area along the alley at the rear of the site is available for drop offs and pick-ups. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	25517 Special Use	Barbara J. Harris, Prospective Buyer Request to occupy the premises as a 24 hr. day care center for 50 children per shift infant to 12 yrs. of age Monday-Sunday.	5140 N. Teutonia Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the outdoor play area is separated from the parking area by some type of physical barrier such as bollards. 7. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for an institutional and educational occupancy. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	25597 Special Use	LaQuanda Keith, Property Owner Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, Monday-Friday 6:00 a.m.- 6:00 p.m.	2602 W. Linwal La. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there are no exterior signs or banners. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
80	25645 Special Use	Cheryl D. Mayes, Lessee Request to occupy a portion of the premises as a religious assembly hall.	6067 N. Teutonia Av. A/K/A 6063-6159 N. Teutonia Ave. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	25733 Special Use	<p>Sherri Bond, Lessee</p> <p>Request to occupy the premises as a transitional living facility (20).</p>	<p>5926 N. Teutonia Av. 1st Dist.</p>
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
82	25653 Special Use	Shirley R. Howard, Property Owner Request to continue occupying the premises as a day care center with the addition of an Adult day care center on site.	4919 W. Good Hope Rd. 1st Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 25, 2008. 	
83	25630 Special Use	Scott Fergus, Key Bridge Group, Inc.; Prospective Buyer Request to construct a multi-unit dwelling with parking located on the street level.	601 E. Ogden Av. A/K/A 1330 N. Jackson St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled for the next available hearing.	
84	25468 Special Use	Nicosia N. King, Property Owner Request to occupy the premises as a community living arrangement for 8 adults.	3342 N. 10th St. 6th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
85	25513 Special Use	Angela Gayden, Lessee Request to occupy the premises as a transitional living facility.	824 W. Concordia Av. 6th Dist.
	Action:	Granted 1 yr.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the number of roomers in the facility is limited to a maximum of five (5) persons. 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 security personnel if necessary. 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
86	25533 Special Use	Emilia Nunez, Lessee Request to occupy the premises as a 24 hr. day care facility for 24 children (8 per shift) infant to 12 yrs. of age, 24 hr. Monday- Friday and Saturday & Sunday 6:00 a.m. - 10:00 p.m.	2118 N. Buffum St. 6th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
87	25542 Use Variance	Darlene Holmes, Property Owner Request to occupy the premises as a assembly hall (Christian social club).	3001 N. Richards St. 6th Dist.
	Action:	Granted 1 yr.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That revised signage plans are submitted that comply with the signage standards of s.295-407 of the Milwaukee Zoning Code. Specifically wall signage must be limited to a maximum of 18 square feet. 6. That the first floor windows remain as clear glass and are maintained in an attractive manner. 7. That facility shall close at 10:00 p.m. Sunday - Thursday and by 11:00 p.m. on Friday and Saturday. 8. That this Variance is granted for a period of one (1) year, commencing with the date hereof. 	
88	25641 Use Variance	Martin Thomas, Property Owner Request to occupy a portion of the premises as a personal service facility and artist studio(salon & recording studio).	2920 N. 7th St. 6th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
89	25684 Use Variance	Emmad A. Jamaledin, Lessee Request to raze the existing structure and erect an off-premise sign (billboard).	800 W. Concordia Av. A/K/A 800-06 W. Concordia Ave. 6th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
90	25688 Special Use	Carolyn Outlaw, Property Owner Request to occupy the premises as a day care facility for 8 children infant to 7 yrs of age, Monday-Friday 6:30 a.m. - 5:30 p.m.	1444 W. Hadley St. 6th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to approve the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 5. That there are no exterior signs or banners. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
91	25717 Special Use	Jeanetta Robinson, Property Owner Request to occupy a portion of the premises as a community living arrangement for 10 youths (substance abuse, delinquency, various behavioral/emotional issues, and educational/independent living needs).	2603 N. Martin Luther King Dr. A/K/A 2601-09 N. Martin Luther King Jr. Dr. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled at the next available hearing.	
92	25749 Special Use	Latarra Nealy, Lessee Request to occupy the premises as a day care center for 8 children infant to 12 years of age, Monday-Friday 7:00 a.m.-10:00 p.m.	3639 N. 25th St. 6th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
93	25621 Special Use	Mary Marie Harrell, Property Owner Request to occupy the premises as a community living arrangement for 8 elderly adults.	524 W. Clarke St. 6th Dist.
	Action:	Granted 1 yr.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
94	25615 Special Use	Kiana Williams, Property Owner Request to occupy the premises as a group home for 8 youth boys 12 yrs - 17 yrs of age.	3543 N. 10th St. A/K/A 3543-45 N. 10th St. 6th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
95	25536 Special Use	Donna Chambers, Property Owner Request to occupy the premises as a group home for 8 girls.	3044 N. 25th St. 7th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
96	25569 Special Use	Tawanda Hull, Prospective Buyer Request to occupy the premises as a day care center for 48 children (24 per shift) infant-12yrs of age, Monday-Friday 6:00 a.m.- Midnight.	4406-08 W. Burleigh St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the outdoor play area is fenced with an ornamental metal fence. 7. That a loading zone is obtained directly in front of the site. 8. That the applicant obtains a certificate of occupancy and complies with all State commercial building code requirements for institutional and educational occupancies. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
97	25417 Special Use	Angela Lovett, Lessee Request to occupy the premises as a day care facility for 8 children per shift infant to 12yrs of age, Monday-Friday 6:00am-11:30pm.	2935 N. 38th St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M. 5. That there are no exterior signs or banners. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
98	25545 Special Use	Diljeet S. Khahra, Property Owner Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility.	2310 W. Greenfield Av. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the site is developed according to the site plan submitted to the Board of Zoning Appeals on April 30, 2004. 5. That revised site illumination plans that meet the requirements of s.295-409 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 7. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises. 8. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances. 9. That landscaping and screening is implemented and maintained according to the landscape plan dated February 24, 2004. 10. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 13. That the car wash does not open before 7 a.m. or close later than 9 p.m. 14. That the doors to the car wash are closed during the cleaning cycle. 15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
99	25664 Special Use	Ignacio Rocha/Carlos Gonzalez Lessee Request to continue occupying the premises as a car wash with the addition of car sales.	1801 W. Forest Home Av. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
100	25519 Special Use	Sprint PCS, c/o Jason Funk;Lessee Request to construct an 80 ft. monopole telecommunications tower which exceeds the allowable height by 35 ft.	5618 N. 62nd St. A/K/A 5620 N. 62nd St. 9th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
101	25650 Special Use	Helen J. Hughes, d/b/a Family Faith Group Home, Inc.;Lessee Request to occupy the premises as a community living arrangement for eight developmentally disabled persons.	10421-23 W. Donna Dr. 9th Dist.
	Action:	Granted 1 yr.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
102	25656 Special Use	Voicestream PCS II Corp., d/b/a T-Mobile USA; Request to construct a new 180' cell tower.	8463 N. Granville Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans for the ground equipment which meet the type G landscaping requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
103	25785 Special Use	El-Bethel Church of God in Christ Prospective Buyer	5401 W. Good Hope Rd. 9th Dist.
		Request to occupy the premises as elementary or secondary school in the lower level of building (to be used in conjunction with a religious assembly facility on site that is permitted by code).	
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605 of the Milwaukee Zoning Code. Any unused existing signs must be removed. 5. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for educational occupancies. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
104	25596 Special Use	Bevelyn Johnson, D&F Investments;Property Owner Request to occupy a portion of the premises as a group home for 8 adolescent females in addition to the existing transitional living facility and health clinic on site.	8726 W. Mill Rd. 9th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved approval. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on November 11, 2007. 	
105	25764 Dimensional Variance	John Stoss Property Owner Request to legalize an existing attached garage that does not meet rear or side setback standards.	4719 W. Wisconsin Av. A/K/A 4717-19 W. Wisconsin Ave. 10th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
106	25352 Special Use	John Andrews, Milwaukee Front Row Restaurant Joint Venture, LLC; Lessee Request to construct a sign on the premises that is not attached to a flat opaque wall surface (on top of glass).	201 S. 46th St. A/K/A Miller Park, 301 S. 44th St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
107	25309 Special Use	Amazing Ministries, Property Owner Request to continue occupying the premises as a religious assembly hall.	5418 W. Burleigh St. 10th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all conditions of the Development Agreement are complied with. 5. That the construction begins on the surface parking lot located at 5506 N. Burleigh within thirty (30) days. 6. That the parking lot be completely constructed within 120 days. 7. That landscaping for the parking lot located at 5506 W. Burleigh St. is implemented and maintained according to plans as approved by the Department of City Development. 8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
108	25304 Special Use	Amazing Ministries, Property Owner Request to occupy the premises as a commercial parking lot.	5506 W. Burleigh St. A/K/A 5418 W. Burleigh St. 10th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That some sort of a physical barrier, such as a chain, blocks the entrance of the parking lot. 5. That landscaping and screening is implemented according to the landscape plan approved by the Department of City Development on May 24, 2004. 6. That the petitioner shall be responsible for continuous landscape maintenance including plant material replacement on a seasonal basis if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of that species because of dieback, stunting or damage. 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. 8. That the parking lot has no alley access. 9. That the lot has only one entrance off of Burleigh. 10. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
109	25541 Special Use	Nicholas and Nancy Talkowski Property Owner Request to occupy the premises as a transitional living facility for 8 tenants (some of which may have disabilities and require physical assistance). Action: Granted 2 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	6225 W. Nebraska Av. 11th Dist.
		Conditions of Approval: <ul style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
110	25690 Special Use	Aleksandra Kowalkowski, Property Owner Request to occupy the premises as a day care facility for 8 children infant to 12 yrs of age, Monday-Friday 6:00 a.m. - 10:00 p.m. Action: Granted Motion: Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2501 W. Oklahoma Av. 13th Dist.
		Conditions of Approval: <ul style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That there are no exterior signs or banners on the property. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
111	25678 Special Use	Amrit P. Kaur & CJ Singh, Property Owner Request to construct an addition to the existing car wash, convenience store, and motor vehicle filling station.	3725 S. Howell Av. 13th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That the applicant does not have outdoor storage or display of products or merchandise. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on December 17, 2007. 	
112	25732 Dimensional Variance	James E. Loucks, Property Owner Request to raze the existing garage on site and construct a new garage that has a gambrel style roof (primary building on site does not have a gambrel roof, thus garage can't either).	5863 S. Madeline Av. 13th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
113	25740 Special Use	Roger Westburg, Prospective Buyer Request to construct and occupy the premises as a motor vehicle repair facility.	6280 S. 13th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the site is developed in accordance with the revised site plan, landscaping plan, signage plan, floor plan and building elevations submitted to the Board of Zoning Appeals dated June 1, 2004. 5. That site illumination is developed in accordance with the revised plan submitted to the Board of Zoning Appeals dated May 28, 2004. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
114	25566 Special Use	Jose A. Brucelis, Lessee Request to occupy the premises as a second-hand store(furniture).	1724-26 W. Lincoln Av. 13th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
115	25670 Dimensional Variance	Andrew Sadorf, Property Owner Request to allow a shed in the front yard setback of the premises.	4031 S. Burrell St. 14th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
116	25787 Dimensional Variance	Beverly Koch, Property Owner Request to construct an attached garage in the front yard setback of the premises.	1728 E. Iron St. 14th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
117	25646 Special Use	Bridgeman Foods II, Inc./ JB Properties Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility.	3050 S. Chase Av. A/K/A 3042-72 S. Chase Ave. 14th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
118	25667 Special Use	Sage Schwarm/Becky Heck d/b/a Luv Unlimited; Lessee	2649 S. Kinnickinnic Av. 14th Dist.
		Request to occupy the premises as a second-hand store with new & used merchandise.	
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 6. That no interior or exterior window or door grates are used. 7. That the applicant displays no products or merchandise on the exterior of the building. 8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
119	25549 Special Use	Gerard J. Sneesby, Property Owner Request to add a motor vehicle sales facility to the existing motor vehicle repair facility.	2642 S. Howell Av. 14th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 5. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 6. That no more than 3 motor vehicles for sale are on site at any given time. 7. That no additional freestanding signs be added on site. 8. That all other signage on site meet the standards of s. 295-605 of the Milwaukee Zoning code. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
120	24765 Special Use	Gwendolyn Jackson, Property Owner Request to occupy the premises as a group home for 8 children ages 12yrs-18yrs.	1702 N. 40th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
121	25443 Special Use	Willie D. Weeks Sr., Property Owner Request to continue occupying the premises as a motor vehicle repair facility with the addition of a second hand sales facility (used parts).	1819 W. North Av. A/K/A 1809-19 W. North Ave. 15th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
122	25401 Special Use	Selina Cain, Lessee Request to occupy the premises as a 24hr day care facility for 24 children(8 per shift) infant to 12yrs of age, Monday-Sunday.	2609 N. 39th St. A/K/A 2609-11 N. 39th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
123	25663 Dimensional Variance	Housing Authority of the City of Milwaukee, Property Owner Request to construct a single-family dwelling with an excessive front setback.	1541 N. 13th St. 15th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
124	25659 Special Use	Cherrie Simms, Tweety Tots Child Care & Development Academy; Lessee Request to occupy the premises as a day care center for 97 children, ages 4 weeks to 12 years, 6:30 AM to 12:00 Midnight, Monday to Saturday.	3933 W. Center St. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled and the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

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

Board member Winkler moved to approve the minutes of the April 22, 2004 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for June 24, 2004.

Board member Doyle moved to adjourn the meeting at 7:55 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board