

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

**REGULAR MEETING – October 26, 2006**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairman:** Craig H. Zetley (*voting on items 1-105*)

**Members:** Henry P. Szymanski (*voting on items 1-89, 92-105*)  
Scott R. Winkler (*voting on items 1-105*)  
Catherine M. Doyle (*voting on items 1-72, 75-96, 100-105*)  
Donald Jackson (*voting on items 1-105*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 73, 74, 90, 91, 97-99*)  
Leni M. Siker (*present*)

START TIME: 2:07 p.m.

End Time: 7:17 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	27295 Dimensional Variance	Kevin P. Walsh, Property Owner  Request to divide the parcel(keeping the existing dwelling) and construct a multi-family residential dwelling without the minimum required lot area per dwelling unit, required front setback, required rear setback, required side setback, over the maximum allowed lot coverage, and having the garage doors facing the street without the minimum setback from the front facade of the main building mass.	930 E. North Av. A/K/A 926 E. North AV. 3rd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss 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>
2	27005 Special Use	U.S. Bank National Association Corporate Real Estate Dept.;Property Owner  Request to construct a mixed-use(residential, commercial, office) high-rise building, (41 to 45 stories) with a helicopter landing facility on site, that is over the maximum allowed floor area ratio permitted by code.	815 E. Michigan St. A/K/A 821 E. Michigan St. 4th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
3	27608 Dimensional Variance	James Wiechmann, Mansion Row LLC.;Prospective Buyer  Request to construct a multi-family residential dwelling (townhouses) on the premises without the minimum rear setback required per code.	711 E. Kilbourn Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	27675 Special Use	Golden Rule C.O.G.I.C. Property Owner  Request to add a social service facility (storing and distributing donated items within the parking lot) to the existing board approved day care center.	2430 W. Hopkins St. A/K/A 2428 W. Hopkins St. 6th Dist.
	Action:	Adjourned	
	Motion:	Matter was adjourned after the applicant produced interest in land.	
	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>
5	27426 Special Use	Maurice Alderson, Lessee  Request to occupy the premises as a day care center for 40 children infant to 12yrs of age, Monday-Saturday 5:00AM - Midnight.	3624 N. Port Washington Av. A/K/A 3628 N. Port Washington Av. 6th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	27207 Special Use	Jacklyn Gordon, Lessee  Request to occupy the premises as a family day care home for 8 children infant to 12 yrs. of age, Sunday - Saturday 6:00 a.m. to 10:00 p.m.	3206 N. 45th St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled at the next available BOZA hearing.	
7	27787 Use Variance	Cain Selina, Property Owner  Request to occupy the premises as a day care center for 15 children infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. to 12:45 a.m.	4443 N. 39th St. 7th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	26280 Special Use	Continental A-1 Corporation Property Owner  Request to construct a motor vehicle filling station and convenience store without the required residential buffer on the premises.	6418 W. Mill Rd. 9th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss 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>
9	27564 Special Use	CR-SDC Head Start Mitchell, Lessee  Request to occupy the premises as a day care center for 142 children infant to 5yrs of age Monday-Friday 7:30AM - 5:30PM.	1717 S. 12th St. A/K/A 1715 S. 12th St. 12th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal.	Seconded by Donald Jackson.
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	27567 Special Use	Margaret Flynn d/b/a Eddie's Auto Sales, Inc.;Lessee  Request to increase the number of display vehicles for the previously approved motor vehicle sales and existing repair facility.	3477 S. 16th St. A/K/A 3471 S. 16th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal.	Seconded by Donald Jackson.
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	27488 Special Use	Yulonda Rodriguez, Lessee  Request to occupy the premises as a day care center for 20 children per shift infant to 12yrs of age, Monday-Friday 6:00AM to Midnight.	2331 S. 5th St. A/K/A 2337 S. 5th St. 14th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal.	Seconded by Donald Jackson.
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	27377 Use Variance	Jimmy McClendon, Property Owner  Request to occupy the premises as a transitional living facility for men ages 18 & older (homeless, substance abuse).	2811 N. 34th St. 15th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss 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>
13	27523 Special Use	Jesse Stewart; Bazel Stewart, Property Owner  Request to occupy the premises as a community living arrangement for 4 adolescent girls 13 - 17 yrs. of age (inclusive in this total may be one parenting or pregnant teen).	6107 W. Leon Tr. 2nd Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
14	27741 Special Use	Terry Kenmikiya , Lessee  Request to increase the number of children from 31 (per shift) to 45 (per shift) and continue occupying the premises as a 24 hrs. day care center for children infant to 12 yrs. of age, operating Sunday - Saturday.	2500 N. Holton St. 3rd Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on July 23, 2007.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	27784 Special Use	Alex Flynn, Revocable Trust Property Owner	1223 N. Prospect Av. 3rd Dist.
		Request to continue to occupy the premises as an office without the minimum required number of parking spaces.	
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use and Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
16	27794 Special Use	CPS Parking of Wisconsin, Inc., Lessee	202 N. Jackson St. A/K/A 232 N. Jackson St. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	27755 Special Use	Milwaukee & Kilbourn Parking Corporation, Lessee	325 E. Kilbourn Av. 4th Dist.
		Request to continue occupying the premises as a parking lot.	
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	27768 Special Use	Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner	11201 W. Silver Spring Dr. A/K/A 5498 N. Tomart Av. 5th Dist.
		Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility.	
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>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.</li> <li>6. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	27781 Special Use	Gethsemane Missionary Baptist Church Pastor Petria Scott;Lessee  Request to continue occupying the premises as a religious assembly hall.	3401 N. 76th St. A/K/A 7608 W. Townsend St. 5th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	27729 Special Use	Sandhar Corporation, Property Owner  Request to continue occupying the premises as a motor vehicle filling station and convenience store.	808 W. Atkinson Av. A/K/A 818 W. Atkinson Av. 6th Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on August 14, 2007.</li> <li>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.</li> <li>7. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>8. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	27715 Use Variance	Singh Ajit , Property Owner  Request to continue occupying the premises as a motor vehicle filling station.	1545 W. Hopkins St. 6th Dist.
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>5. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises</li> <li>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.</li> <li>7. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>8. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Variance is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	27782 Special Use	Jines Ruthie L, Property Owner  Request to continue occupying the day care center for 8 children infant to 12yrs of age and increase the hours of operation from 7:00AM-7:00PM to 6:00AM - 10:00PM Monday-Friday.  Action: Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M.</li> <li>5. That there be no signage associated with the day care facility.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	3387 N. 2nd St. A/K/A 3385 N. 2nd St. 6th Dist.
23	27769 Special Use	Gibson Will O, Property Owner  Request to continue occupying a portion of the first floor as a grocery store.	128 E. Burleigh St. A/K/A 128 A E. Burleigh St. 6th Dist.
		Action: Adjourned  Motion: This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	27746 Special Use	CMSM, LLC, Lessee  Request to continue occupying a portion of the premises as an adult day care center for 30 individuals, operating Monday - Friday 8:00 a.m. to 5:00 p.m.	301 E. Reservoir Av. A/K/A 1850 N. HUBBARD ST. 6th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	27678 Special Use	Joe A. Weed, Lessee  Request to occupy a portion (rear of building) of the premises as a religious assembly hall without the minimum required number of parking spaces.	2816 N. Teutonia Av. A/K/A 2815 N. 14th St. 6th Dist.
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</li> <li>6. That no interior or exterior window or door grates are used.</li> <li>7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for assembly occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>8. That this Special Use and this Variance are granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	27531 Dimensional Variance	Suad Sarsour, Lessee  Request to allow a wall sign that is over the maximum allowed display area, and a freestanding sign that is over the maximum allowed display area and height, to the existing board approved grocery store and currency exchange facility.	311 W. Locust St. 6th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site after the date of this decision unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That these Variances are granted for a period of time commencing with the date hereof and expiring on October 12, 2009.</li> </ol>	
27	27541 Special Use	Syed Hasan Turab, Property Owner  Request to continue occupying the premises as a fast-food carryout restaurant.	307 E. Center St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	27772 Special Use	Pilgrim Rest M.B. Church Community Center;Property Owner  Request to continue occupying the premises as a community center.	4427 W. Fond Du Lac Av. A/K/A 4429 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
29	27805 Special Use	Northcott Neighborhood House Inc. Ben Johnson;Property Owner  Request to continue occupying the premises as a day care center (head start program) for 121 children 3 to 5 yrs. of age, operating Monday - Friday 7:00 a.m. to 5:00 p.m.	3127 N. 36th St. A/K/A 3601 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	27814 Special Use	Raul Varela Rodriguez, Property Owner  Request to expand the existing personal service facility (beauty salon) by removing an interior wall, increasing the floor area, and by remodeling the second floor for addition services.	3524 W. Greenfield Av. A/K/A 3526 W. Greenfield Av. 8th Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for business occupancies on the second floor and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
31	27806 Dimensional Variance	Gamero Nicolas A, Property Owner  Request to construct a second detached garage (30ft x 33ft) that has sidewalls over the maximum allowed sidewall height (existing 18.8ft x 22.9ft garage to remain).	6942 W. Bradley Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	27796 Special Use	Midwestern Roofing & Construction, LLC, Prospective Buyer	7375 N. 51st Bl. 9th Dist.
		Request to occupy the premises as a contractor's shop (storing roofing equipment).	
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
33	27800 Special Use	Bridge Automotive, Lessee	8045 N. 76th St. A/K/A 8025 N. 76th . 9th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility (oil changes, brakes, exhaust and transmission).	
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	27563 Special Use	Willie Banks, Alphabet Street Learning Center;Prospective Buyer  Request to occupy the premises as a day care center for 200 children infant to 12yrs. of age, Sunday - Saturday 6:00 a.m. to Midnight.	8940 N. 85th St. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled for the next available agenda.	
35	27736 Dimensional Variance	Direct Supply, Inc., Other  Request to erect a fence over the maximum allowed height.	6710 N. Industrial Rd. 9th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetlty Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	27765 Special Use	Brasil Brasil Cultural Center,Familia Baluque LLC., Lessee  Request to continue occupying the premises as a community center.	3928 W. St Paul Av. A/K/A 404 N. 40th St. 10th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>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.</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
37	27754 Special Use	Reed Lisa M, Property Owner  Request to occupy the premises as a 24hr family day care home for 8 children infant to 12yrs of age, operating Monday-Sunday (currently operating until Midnight as a permitted family day care home increasing hours).	3619 N. 63rd St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Alderman of the district and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	27743 Dimensional Variance	Porter William, Property Owner  Request to raze the existing garage and construct an attached garage without the minimum required east side setback.	5804 W. Valley Forge Dr. 10th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
39	27791 Use Variance	Angeli Michael, Lessee  Request to continue occupying the premises as a social service facility.	4005 W. Oklahoma Av. A/K/A 3100 S. 41st St. 11th Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	27785 Special Use	Garcia Eduardo, Property Owner  Request to occupy the premises as a religious assembly hall (this premises is used in conjunction with the main assembly area located 1316 S. Cesar E Chavez Dr. for small groups of 10-15 persons and for religious instruction of 10-15 children).	1310 S. Cesar E Chavez Dr. A/K/A 1312 S. Cesar E Chavez Dr. 12th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295- 605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as / clear glass and are maintained in an attractive manner.</li> <li>6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on October 11, 2010.</li> </ol>	
41	27680 Dimensional Variance	Teresa Santiago & Mario Santiago Property Owner  Request to construct a detached garage within the front yard of the premises.	527 W. Madison St. A/K/A 525 W. Madison St. 12th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	27786 Special Use	Garcia Eduardo , Property Owner  Request to occupy the premises as an assembly hall (this premises is used in conjunction with the main religious assembly area located 1316 S. Cesar E Chavez Dr. and 1310 S. Cesar E. Chavez Dr. for meals and socializing after religious services) .	1572 W. Greenfield Av. A/K/A 1570 W. Greenfield Av. 12th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on October 11, 2010.</li> </ol>	
43	27766 Special Use	Maritime Savings Bank Kathryn Kronquist; Lessee  Request to construct a drive-through facility for the proposed permitted bank on the premises.	140 S. 1st St. A/K/A 111 E. Seeboth St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	27773 Special Use	Molina Aida, Lessee  Request to occupy the premises a day care center for 40 children (40 per shift, 1st & 2nd shift) infant to 12 yrs. of age, operating Monday - Friday 6:30 a.m. to 9:00 p.m.	1599 W. Windlake Av. 12th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That the applicant obtains a loading zone on West Windlake Avenue.</li> <li>7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	27775 Special Use	Vega Raul , Property Owner  Request to continue to occupy the premises as a religious assembly hall without the minimum required number of parking spaces.	830 S. 6th St. 12th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
46	27771 Dimensional Variance	Cervera Oscar R, Property Owner  Request to continue to allow parking within the front yard and without the minimum required south setback.	2221 S. 16th St. 13th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	27801 Dimensional Variance	Wentworth Properties Andrew & David Ginster;Property Owner  Request to divide the lot creating a shortage of the minimum required south side setback for the existing residential dwelling (the lot division also involves the abutting parcel located at 3173 S. 15th St. creating a new vacant parcel between the two properties).	3165 S. 15th St. A/K/A 3167 S. 15th St. 13th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
48	27737 Special Use	The Peltz Group, LLC., d/b/a WM Recycle America, Lessee  Request to continue occupying the premises as a mixed-waste processing facility (the facility is adding electronic scrap in addition to all types of paper, plastics, aluminum cans and non-ferrous metals previously approved for).	2101 W. Morgan Av. 13th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the Plan of Operation dated June 30, 2004 and amended on August 24, 2006 be fully complied with and maintained.</li> <li>5. That all other previous conditions of the Board regarding this property are complied with.</li> <li>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	27740 Special Use	The Peltz Group, LLC., d/b/a WM Recycle America, Lessee  Request to continue occupying the premises as a heavy motor vehicle repair facility located within 150 ft. of a residential district and operating between the hours of 7 p.m. and 7 a.m. (additional permitted uses on site are a recycling collection facility, and an accessory heavy motor vehicle parking lot).	2020 W. Morgan Av. 13th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winker 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the Plan of Operation dated June 30, 2004 and amended on August 24, 2006 be fully complied with and maintained.</li> <li>5. That all other previous conditions of the Board regarding this property are complied with.</li> <li>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
50	27778 Dimensional Variance	Jeson Nora , Property Owner  Request to erect a fence that is over the maximum height along the side street property line.	3476 S. 16th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	27780 Dimensional Variance	Carini Steven J, Property Owner  Request to allow the usage of the third floor of the existing two-family residential dwelling without the required building setback adjustment for buildings with excess number of stories (above 2 stories)and to allow the mechanical equipment (AC unit) without the side minimum side setback (Ac unit is closer to the lot line).	2400 E. Oklahoma Av. A/K/A 2402 E. Oklahoma Av. 14th Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the applicant obtains a variance from the board of Standards and Appeals for the addition of the third floor plumbing.</li> <li>5. That these Variances are granted to run with the land.</li> </ol>	
52	27767 Special Use	Bridgeman Foods II, Inc./ J.B. 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 S. Chase Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available agenda.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	27777 Special Use	Capper Timothy G, Lessee  Request to continue occupying the premises as a tavern (with food service) .	2461 S. St Clair St. A/K/A 1210 E. Potter Av. 1 14th Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
54	27753 Special Use	Schwarm Sage , Lessee  Request to continue occupying the premises as a second-hand store (new & used merchandise).	2649 S. Kinnickinnic Av. A/K/A 2649 S. KINNICKINNIC AV. 14th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	27747 Special Use	Aurora Health Care, Property Owner  Request to continue occupying the premises as a health clinic.	3119 S. Clement Av. 14th Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
56	27756 Special Use	Gibson Carmen D, Lessee  Request to continue occupying the premises as a day care center for 97 children infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. to 12:30 a.m.	3933 W. Center St. A/K/A 3929 W. CENTER . 15th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That the applicant obtains a loading zone on West Center Street in front of the premises.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	27774 Special Use	The Province of St. Joseph of the Capuchin Order House of Peace;Property Owner  Request to expand the existing Board approved community center (constructing a building addition to the existing structure).	1702 W. Walnut St. A/K/A 1700 W. Walnut St. 15th Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	27795 Special Use	Northern Rose, Lessee  Request to occupy the premises as a day care center for 100 children (50 children per shift) infant to 12yrs of age, operating Monday-Sunday 6:00AM-Midnight (a previous day care center was approved at this location but never acquired permits and remained vacant).	1935 W. Silver Spring Dr. A/K/A 1993 W. Silver Spring Dr. 1st Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That previous conditions of the Board are complied with.</li> <li>5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 14, 2009.</li> </ol>	
59	27815 Special Use	Howard Shirley, Property Owner  Request to continue occupying the premises as a day care center for 98 children, infant to 13yrs of age, with increased operating hours of 24 hrs. per day, 7 days per week (previous hours and days were 5:30 a.m. - 9:00 p.m./ Monday - Friday).	4919 W. Good Hope Rd. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	27721 Special Use	Moore Irena , Lessee  Request to occupy the premises as a day care center for 170 children (85 children per shift) infant to 12yrs of age, operating 5:30AM - 12:30AM Monday-Sunday.	3712 W. Lancaster Av. A/K/A 3734 W. Lancaster Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
61	27759 Special Use	Jerusalem Baptist Church, Property Owner  Request to construct a religious assembly hall without the minimum required primary street glazing, number of parking spaces, and over the maximum allowed side street setback (previously board approved, but the permits were not obtained within one year).	2505 W. Cornell St. A/K/A 4646 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
62	27763 Special Use	Monroe Taron & Rodney Property Owner  Request to continue occupying the premises as a religious assembly hall.	2328 W. Capitol Dr. 1st Dist.
	Action:	Granted 10 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	27739 Special Use	Loving Shepherd Evangelical Lutheran Church, Property Owner	3909 W. Clinton Av. 1st Dist.
		Request to continue to allow a parking lot between the street facade of the principal building and the street lot line .	
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan approved by the Department of City Development on August 5, 2001.</li> <li>5. That this Special Use is granted to run with the land.</li> </ol>	
64	27659 Dimensional Variance	Milton Hopwood, Property Owner	6579 N. Teutonia Av. 1st Dist.
		Request to continue to allow an existing chain link fence enclosing the contractor's yard without the minimum required landscaped buffer and opaque fence.	
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	27792 Use Variance	Abioye Olufumilayo, Property Owner  Request to continue occupying the premises as a day care center for 8 children infant-12yrs of age, operating Monday-Saturday 6:00am-10:00pm.	5803 N. 76th St. A/K/A 5801 N. 76th St. 2nd Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That there be no signage associated with the day care facility.</li> <li>5. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M.</li> <li>6. That the applicant removes all banners from the property.</li> <li>7. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	27764 Special Use	Harmon Donald, Property Owner  Request to add a school for 30 children (elementary or secondary), (k-3 program located in the lower level) to the existing board approved 24 hrs. day care center for 70 children 1st & 2nd shift and 25 children 3rd shift.	7605 W. Florist Av. 2nd Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner complies with all previous conditions of approval.</li> <li>5. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 25, 2010.</li> </ol>	
67	27603 Special Use	Sandifer Juanita, Lessee  Request to occupy the premises as a day care center for 50 children (25 per shift) infant to 12yrs. of age, operating Monday - Sunday 6:00 a.m. to 11:00 p.m.	2923 W. Clybourn St. A/K/A 2921 W. Clybourn St. 4th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny this 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>
68	27556 Special Use	Brogall Holdings LLC., Prospective Buyer	6333 N. Teutonia Av. 1st Dist.
		Request to occupy the premises as an outdoor salvage operation (motor vehicle recycler & vehicle parts retailer).	
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a revised signage plan that meets the sign standards of s.295-805 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 sign plan must include the location of all proposed signs</li> <li>5. That the landscaping and screening plan submitted to DCD on July 7, 2006 is revised so that shrubs planted between the parking lot and the W. Mill Rd street frontage have a minimum height at time of planting of 2 feet and will have a mature height that does not exceed 3½ feet. The revised plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>6. That landscaping is installed within 90 days of occupancy weather permitting, and that landscaping is maintained in a manner that meets the intent of city code.</li> <li>7. That all stockpile heights must be in compliance with s295-805-4-h-2 of the Milwaukee Zoning Code.</li> <li>8. That the applicant complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	27641 Dimensional Variance	Lake Park Lutheran Church Pastor David Dragseth;Property Owner  Request to replace an existing monument sign for the existing religious assembly hall by erecting a new monument sign that is over the maximum allowed sign height and maximum allowed sign area.	2647 N. Stowell Av. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 0 Nays, 2 C. Zetley & S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That these Variances are granted to run with the land.</li> </ol>	
70	27752 Special Use	Seidel Tanning Corporation, Property Owner  Request to construct an addition to the north side of the building for the existing heavy manufacturing facility (leather drying, dying and finishing facility).	1306 E. Meinecke Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn this 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>
71	27692 Dimensional Variance	Greenwich Avenue, LLC., Property Owner  Request to raze the existing dwelling and construct a multi-family residential dwelling (5-unit townhouse condominium) without both the minimum required side street setback and front setback .	2451 N. Cramer Av. A/K/A 2453 N. Cramer St. 3rd Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the site is developed in accordance with the plans submitted to the Board of Zoning Appeals on October 17, 2006.</li> <li>5. That these Variances are granted to run with the land.</li> </ol>	
72	27649 Use Variance	Harry Lee Martin, Property Owner  Request to occupy the premises as a rooming house (previously board approved rooming house and social service facility have left the premises).	1218 W. Highland Av. 4th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny this 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>
73	27611 Appeal of an Order	Landmark on the Lake LLC., Other  Request to appeal an order issued by the Department of Neighborhood Services determining that the premises premises has both prohibited signs (portable & banner signs) and real estate signs that exceed 6 sq. ft. erected upon it.	1660 N. Prospect Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
74	27192 Use Variance	Clear Channel Outdoor, Property Owner  Request to add another sign face on the east side of the structure.	1701 W. State St. 4th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 H. Szymanski Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the sign remain at its existing height.</li> <li>5. That the base of the sign structure is landscaped in accordance to landscape plans as approved by the Zoning Administration group.</li> <li>6. That the additional sign face not be lit.</li> <li>7. That the petitioner continue to work with the Department of City Development on locating an alternative site for this sign.</li> <li>8. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
75	27708 Use Variance	Barnes LaShawn, Lessee  Request to occupy a day care center for 8 children infant-12yrs of age, operating Monday-Friday 6:00AM - 6:00PM.	4971 N. 89th St. 5th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
76	27735 Special Use	Chopp Jr. Lloyd, Property Owner  Request to convert the existing fast-food/carryout restaurant (custard stand) into a coffee shop (fast-food/carryout restaurant) with a drive-through facility and multiple uses within the structure.	10000 W. Capitol Dr. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	27395 Special Use	Thomas P. Manske, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility.	7808 W. Congress St. 5th Dist.
	Action:	Granted 1 yr.	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>5. That landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>6. That freestanding signage is limited to the two existing pylon sign panels, and that all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>7. That pennants, banners, light pole signage, and the other freestanding signage the West. Appleton Ave and West Congress Street frontages be removed.</li> <li>8. That materials stored in the storage container not exceed the height of the container.</li> <li>9. That all repair work is conducted inside of the building.</li> <li>10. That all previous conditions of the Board regarding this property are complied with.</li> <li>11. That there be no storage or display of vehicles for sale in the public right of way.</li> <li>12. That there be no vehicles parked in any driveway of the premises.</li> <li>13. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	27286 Special Use	Lee Anna Jarrett, Lessee  Request to continue occupying the premises as a group home for 8 teens 12yrs to 17yrs of age.	3221 N. 12th St. A/K/A 3223 N. 12th St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
79	27681 Special Use	Jimmie Williams, Property Owner  Request to occupy the premises as a day care center for 8 children (per shift, 1st & 2nd shift) infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m.	3427 N. 17th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area not be utilized before 9:00 a.m. or after 8:00 p.m.</li> <li>5. That the center have no signage.</li> <li>6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
80	27699 Special Use	Johnson Hazel, Property Owner  Request to occupy the premises as both a car wash facility (includes vehicle detailing) and a ground transportation service (limousines).	3939 W. Concordia Av. 7th 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>6. That all car washing and drying activity is conducted inside of the building.</li> <li>7. That all wastewater is contained on site.</li> <li>8. That no customer or employee vehicles are parked in any manner that encroaches into the public right of way or blocks pedestrian traffic.</li> <li>9. 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.</li> <li>10. That there be no work conducted in the public right of way.</li> <li>11. That there be no storage of vehicles in the public right of way.</li> <li>12. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>13. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>14. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	27568 Special Use	Tina F. Williams, Property Owner  Request to occupy the premises as a 24hr. family day care home for 8 children, infant to 12yrs. of age, operating Sunday - Saturday.	4710 N. 42nd St. 7th Dist.
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area must not be utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. That no signage is permitted.</li> <li>6. That the day care center provides all transportation on third shift.</li> <li>7. That the operator continues to live on the premises.</li> <li>8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
82	27424 Use Variance	Patti A. Jump, Property Owner  Request to expand the existing multi-family (4 unit) residential dwelling into a 5 unit multi-family residential dwelling.	2100 04 S. 32nd St. 8th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn 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>
83	27614 Special Use	Sajan Makbul, Property Owner  Request to raze the existing motor vehicle filling station and construct a new motor vehicle filling station with a convenience store (includes food preparation area & sub shop).	5100 W. Burleigh St. 10th Dist.
	Action:	Adjourned	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
84	27671 Use Variance	Charles Homa, Lessee  Request to occupy a portion of the premises (detached garage) as a ground transportation service.	6317 W. Fairview Av. 10th Dist.
	Action:	Granted 3 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
85	27626 Special Use	Garrett W. McIntosh, Scrub-A-Dub Systems Inc.;Property Owner	7315 W. Appleton Av. 10th Dist.
		Request to continue occupying the premises as a car wash facility.	
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 1 S.Winkler Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That existing landscaping and screening is maintained in a manner that meets the intent of city code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision.</li> <li>7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
86	27546 Special Use	Joseph Gipson & Maron Alexander Other  Request to add a car wash to an existing non-conforming motor vehicle sales facility.	5700 W. Center St. A/K/A 5704 W. Center St. 10th Dist.
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all car wash activity is conducted inside of the building.</li> <li>5. That all wastewater is contained on site.</li> <li>6. That there be no work or storage of vehicles in the public right of way.</li> <li>7. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That all washing occur inside of the premises.</li> <li>10. 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.</li> <li>11. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
87	27470 Special Use	Jewel C. Barrow & Jose H. Santos, Lessee	5401 W. Lisbon Av. 10th Dist.
		Request to occupy the premises as a motor vehicle body shop.	
	Action:	Granted 2 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That 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 prior to the issuance of any permits.</li> <li>5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>6. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>7. That all repair work is conducted inside of the building.</li> <li>8. That there be no work or storage of vehicles in the public right of way.</li> <li>9. That the petitioner has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>11. That the applicant obtains a permit for and properly installs a spray booth.</li> <li>12. That the petitioner removes the barbed wire from the fence.</li> <li>13. That all issues regarding building permits and maintenance be complied with prior to the issuance of a full occupancy permit.</li> <li>14. 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.</li> <li>15. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
88	27745 Special Use	Tapat Properties, LLC, Property Owner  Request to occupy the premises as a transitional living facility for 8 individuals (developmentally disabled).	6929 W. Tripoli Av. 11th Dist.
	Action:	Granted 3 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for R-2 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
89	26356 Dimensional Variance	Joanne Beck, Lessee  Request to continue to allow an 8' high solid fence without the minimum landscaping area width.	125-39 E. Mineral St. 12th Dist.
	Action:	Granted 1 yr.	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That a screening plan for the S. Barclay St frontage are submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group within 60 days of the approval of the variance. Specifically the screening plan should include an opaque fence made of metal or other material subject to approval by the Zoning Administration Group.</li> <li>5. That the landscaping and screening along the E. Mineral St frontage is maintained in a manner that meets the intent of city code.</li> <li>6. That all required screening improvements are implemented within 60 days of Zoning Administration Group approval of the screening plan weather permitting.</li> <li>7. That the applicant rebuilds the exterior block wall along the south alley and restores it to a safe vertical condition within 60 days.</li> <li>8. That the property owner submits all required ownership information to the DNS property recording section within 7 days of approval.</li> <li>9. That the applicant does not permit the stockpiles to exceed the height of the fence.</li> <li>10. That this Variance is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
90	27097 Special Use	Saleh Bazzar, Property Owner  Request to continue occupying the premises as a general retail establishment (grocery store).	2000 S. 14th St. 12th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny this appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
91	27371 Special Use	Cleotha Ward, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility (towing & repair).	2450 W. Center St. 15th Dist.
	Action:	Granted 3 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping is installed in accordance with the landscape plan submitted to the Board of Zoning Appeals on October 18, 2002, within 60 days of the approval of this special use</li> <li>5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>6. That all repair work is conducted inside of the building.</li> <li>7. That no work or storage of vehicles occurs in the public right of way.</li> <li>8. That no vehicles are parked on site that block ingress or egress through any driveway.</li> <li>9. 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.</li> <li>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
92	27662 Special Use	Tonya Neal, Lessee  Request to occupy a portion of the premises as a day care center for 75-100 children per shift infant to 12yrs of age, operating Monday-Sunday 6:00AM - Midnight.	1862 W. Fond Du Lac Av. A/K/A 1860 W. Fond Du Lac Av. 15th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
93	27687 Special Use	Betty J. Dills, Property Owner  Request to occupy the premises as a 24 hrs. day care center for 8 children infant to 12 yrs. of age, operating Monday - Sunday.	2542 N. 29th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn 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>
94	27742 Special Use	Asha Family Services, Lessee  Request to occupy the premises as a social service facility (family violence intervention and prevention) and a transitional living facility (women transitioning from prison back into the community).	3821 W. North Av. A/K/A 3823 W. NORTH AV. 6 15th Dist.
	Action:	Granted 5 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>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.</li> <li>7. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for business, R-1 and R-2 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
95	27744 Dimensional Variance	AT&T, Property Owner  Request to replace the existing chain link and barbed wire fence with a decorative metal fence that is over the maximum allowed height (allowed 6 ft. proposed 8ft.).	801 N. 35th St. A/K/A 845 N. 35th St. 15th Dist.
	Action:	Adjourned	
	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>
96	27431 Special Use	Rafik F. Imseitef Lessee	1400 W. North Av. 15th Dist.
		Request to occupy the premises as a motor vehicle repair facility and sales facility (installation of tires, and electronic sound equipment).	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</li> <li>6. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>7. That all repair work is conducted inside of the building.</li> <li>8. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</li> <li>9. That there be no work or storage of vehicles in the public right of way.</li> <li>10. That all sound equipment is installed and tested inside the building.</li> <li>11. Signs are posted on the building by the parking lot indicating that the testing of sound equipment or other auto related work is prohibited in the parking lot.</li> <li>12. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris.</li> <li>13. That there is no display of exterior banners or other advertising except signs that are approved by permit and on the site plan.</li> <li>14. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for auto repairs facilities and all building and zoning code requirements are met prior to obtaining an occupancy certificate.</li> <li>15. 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.</li> <li>16. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
97	27370 Special Use	The American Dream, Donna Martinez;Lessee  Request to occupy the premises as a transitional living facility for 5 men (homeless men or individuals from a correctional institution).	2523 N. 27th St. 15th Dist.
	Action:	Granted 1 yr.	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the capacity of the transitional living facility is limited to five (5) clients and one live-in house manager.</li> <li>5. That the applicant submits a complete set of plans to the Milwaukee Development Center that addresses all of the code requirements to convert a residential property to a commercial building, obtains all required permits and complies with all State commercial building code requirements.</li> <li>6. That the petitioner takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	
98	27375 Special Use	Donna Martinez, The American Dream;Property Owner  Request to occupy the premises as a transitional living facility for 6 women (homeless, correctional institution).	1024 W. Hadley St. 15th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn 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>
99	27534 Special Use	Nina M. Evans, Property Owner  Request to occupy the premises as a group home for 8 girls 12 to 17yrs. of age.	5515 N. 32nd St. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
100	27720 Dimensional Variance	Carter-Lee Patricia A, Property Owner  Request to allow multiple wall signs on the premises for the existing Board approved 24hr family day care home.	4968 N. 25th St. 1st Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny 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>
101	27570 Special Use	Olufunmilayo Abioye, Prospective Buyer  Request to occupy the premises as a 24hr. day care center which includes a elementary/secondary school operating Monday-Friday 7:00AM - 3:30PM, for 75 children (per shift) infant to 12 yrs. of age, operating Monday - Friday.	10050 W. Appleton Av. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That 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 prior to the issuance of any permits. This should include two staggered rows of shrubs planted a maximum of 4 feet on center in each row.</li> <li>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>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.</li> <li>7. That the size of the outdoor play area is increased to at least 1,100 square feet.</li> <li>8. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards.</li> <li>9. That the petitioner obtains an occupancy certificate and complies with current State commercial building code for institutional and educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
102	27712 Special Use	Pickens Mattie M, Prospective Buyer  Request to occupy the premises as a 24 hrs. day care center for 60 children infant to 12 yrs. of age, operating Monday - Saturday.	8301 W. Silver Spring Dr. 2nd Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That previous conditions of approval are complied with.</li> <li>5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 10, 2011.</li> </ol>	
103	27724 Special Use	Spicer Ethel , Property Owner  Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 11:30 p.m. and continue occupying the premises as a day care center for 50 children infant to 12 yrs. of age, operating Monday - Friday.	6523 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized after 8:00 P.M. or before 9:00 A.M.</li> <li>5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on March 26, 2011.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
104	27706 Special Use	Ortiz Omar, Property Owner  Request to occupy the premises as a religious assembly hall without the minimum required number of off street parking spaces.	3232 W. Lincoln Av. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
105	27406 Special Use	Waldemar Rivera, Prospective Buyer  Request to occupy the premises as a motor vehicle repair facility (with towing).	630 W. National Av. A/K/A 640 W. National Av. 12th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn 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>
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**Other Business:**

Board member Szymanski moved to approve the minutes of the September 14, 2006 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for November 16, 2006.

Board member Szymanski moved to adjourn the meeting at 7:17 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

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Secretary of the Board

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