

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – April 10, 2014
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 – 52*)

Members: Henry P. Szymanski (*voting on items 1 – 52*)
Martin E. Kohler (*voting on items 1 – 52*)
Jose L. Dominguez (*excused*)
Jewel Currie (*voting on items 1 – 52*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 – 52*)

START TIME: 4:03 p.m.

End Time: 7:02 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	33021 Special Use	Marquette University Neighborhood Heath Center Lessee	1452 N. 7th St. A/K/A 705 W. Vliet St. 309 6th Dist.
		Request to occupy a portion of the premises as a medical office.	
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	33061 Special Use	Educational Enterprises, Inc. Andrew Neumann; Lessee Request to construct an addition and to occupy the premises as an elementary school for 600 students grades K - 8, operating Monday - Friday 7:00 a.m. to 7:00 p.m.	2345 N. 25th St. A/K/A 2327 N. 25th St. 15th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
3	32560 Special Use	Quincy Anderson Property Owner Request to occupy the premises as a motor vehicle sales and repair facility.	3841 W. Villard Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	--	
	Conditions of Approval:	--	
4	32985 Use Variance	Kabao Yang Property Owner Request to continue occupying the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. to midnight.	7805 W. Bender Av. 2 A/K/A 7805 W. Bender Av. 2nd Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	33024 Special Use	Kathryn Ninneman Lessee	1761 N. Warren Av. A/K/A 1759 N. Warren Av. 3rd Dist.
		Request to continue occupying a portion of the premises as a personal service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains / retains registration with the State of Wisconsin as a massage therapist. 5. That the petitioner receives a license from the City of Milwaukee to operate a massage establishment at this location. 6. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 7. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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6	32946 Special Use	Claudette Harris Lessee	3410 W. Mc Kinley Bl. A/K/A 3434 W. Mc Kinley Bl. 4th Dist.
		Request to continue occupying the premises as a day care center for 39 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	33008 Special Use	Punit Jaiswal Greg Westphal; Lessee	5401 N. Lovers Lane Rd. A/K/A 5401 N. Lovers Lane Rd. 1 5th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That within 90 days of Board approval of the special use the petitioner must install trees and shrubs in accordance to the landscape plan submitted to the Board on January 27, 2004 or other landscape plan as approved by the Zoning Administration Group. 5. That landscaping and screening is maintained in accordance with the approved landscape plan. 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. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 9. That the applicant does not have outdoor storage or display of products or merchandise. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	33042 Special Use	Divine Savior Holy Angels High School Lessee Request to occupy a portion of the premises as an accessory use parking lot.	4257 N. 100th St. A/K/A 4315 N. 100th St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	
9	33053 Special Use	Marian Charities, Inc. Bill Suhr; Property Owner Request to occupy the premises as a community center.	3707 N. 92nd St. A/K/A 3709 N. 92nd St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	33054 Special Use	Intelligence, Inc. dba Kids Are Smart Learning Center; Lessee	8500 W. Capitol Dr. A/K/A 8500 W. Capitol Dr. 101 5th Dist.
		Request to continue occupying the premises as a day care center for 54 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. to midnight.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours per day. 7. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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11	33080 Special Use	SASC Lynn Vogt; Property Owner Request to increase the number of occupants from 48 to 55 for the Board-approved community living arrangement.	3820 N. 92nd St. A/K/A 3840 N. 92nd St. 5th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of City code. 5. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on April 20, 2018. 	
12	32983 Special Use	Dewayne or Ernest Ross Property Owner Request to add a body shop and indoor salvage facility and to continue occupying the premises as a motor vehicle repair facility.	245 E. Keefe Av. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	33007 Special Use	<p>Tomorrow's Future Early Childhood Center, Inc. Tracy Glass; Lessee</p> <p>Request to continue occupying the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use 5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	<p>1451 N. 6th St. A/K/A 701 W. Vliet St. 305 6th Dist.</p>
14	33011 Special Use	<p>The Power of Change Rhonda Armon-Bent or Steve A. Bent; Lessee</p> <p>Request to occupy a portion of the premises as a social service facility.</p> <p>Action: Adjourned</p> <p>Motion: This matter has been adjourned at the request of the applicant.</p> <p>Vote: --</p> <p>Conditions of Approval: --</p>	<p>2821 N. 4th St. A/K/A 2821 N. 4th St. 206 6th Dist.</p>

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	33049 Special Use	CRC Health Group Inc. Debra Danoski; Lessee Request to continue occupying the premises as a medical service facility.	3707 N. Richards St. A/K/A 3707 N. Richards St. 105 6th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	
16	33055 Dimensional Variance	Milwaukee Public Schools Michelle Lenski; Property Owner Request to erect three wall signs that exceed the number allowed per principal building (allowed 1 / proposed 3).	3275 N. 3rd St. 6th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted to run with the land. 	

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17	33031 Special Use	Caiyle McKenzie Lessee Request to increase the hours of operation from 6:30 a.m. - 11:00 p.m. to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 40 children per shift infant to 13 years of age, operating Monday - Friday (this is a new operator).	2972 N. 49th St. A/K/A 2974 N. 49th St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	33051 Special Use	Najuan Brown Lessee Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. to midnight.	4036 N. 51st Bl. A/K/A 4038 N. 51st Bl. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That the windows along the North 51st Boulevard façade remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That landscaping and screening is maintained in a manner that meets the intent of City code. 10. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements. NOTE: Use of basement requires change of use analysis by an architect or engineer. 11. That the facility does not exceed the capacity established by the State Department of Children and Families. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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19	33043 Special Use	Gustavo S Romo Property Owner	3535 W. Greenfield Av. A/K/A 3535 A W. Greenfield Av. 8th Dist.
		Request to occupy the premises as an indoor storage facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Storage S-2 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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20	33044 Special Use	V&J Foods Inc. James O. Bradley; Lessee	8404 W. Brown Deer Rd. A/K/A 8408 W. Brown Deer Rd. 9th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the existing landscaping be upgraded to include the planting of trees along the West Brown Deer Road frontage per the requirements of s.295-405 of the Milwaukee Code of Ordinances and that landscaping be maintained in a manner that meets the intent of City code. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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21	33046 Special Use	Bee Hang Lessee Request to continue occupying the premises as a motor vehicle sales facility.	8025 N. 76th St. A/K/A 8025 N. 76th . 9th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	
22	33036 Special Use	Robert Knoop Lessee Request to continue occupying the premises as a social service facility.	6815 W. Capitol Dr. A/K/A 6815 W. Capitol Dr. 102 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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23	33045 Special Use	Golden View LLC Lessee	6526 W. Blue Mound Rd. 10th Dist.
		Request to continue occupying the premises as a community living arrangement for 33 occupants.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	33028 Special Use	Zafar Iqbal Mian Riaz Mian; Property Owner	3100 S. 60th St. 11th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That 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. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That within 90 days of approval of the special use the existing landscaping is upgraded to be in compliance with the landscape plan submitted to the Board of Zoning Appeals on December 12, 2003. Specifically, that shrubs as denoted on said plan are installed along the South 60th Street and West Oklahoma Avenue frontages. 9. That the applicant does not have outdoor storage or display of products or merchandise. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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25	33033 Special Use	Ilyas Ahmed Lessee Request to continue occupying the premises as a motor vehicle filling station.	1418 S. Muskego Av. A/K/A 1431 S. Cesar E Chavez Dr. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in a manner that meets the intent of City code. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 9. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s.84-7 of the Milwaukee Code of Ordinances. 10. That the applicant does not have outdoor storage or display of products or merchandise. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	33037 Special Use/ Dimensional Variance	All-Bible Baptist Church Pete Methum; Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum number of required parking spaces.	3068 S. 13th St. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the windows along the South 13th Street façade are maintained and that no alterations are made to the South 13th Street façade that would alter the historic nature of the building. 5. That the existing projecting sign may be utilized, but any other signage along the South 13th Street façade must be approved by the Zoning Administration group in consultation with the City of Milwaukee Historic Preservation Staff prior to the issuance of any permits. 6. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	33022 Special Use	Bennie Galloway Lessee	1801 W. Galena St. A/K/A 1551 A N. 18th St. 15th Dist.
		Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight, and to continue occupying the premises as a day care center for 15 children per shift infant to 12 years of age, operating Monday - Sunday.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours per day. 7. That the storefront windows remain as transparent glass and are maintained in an attractive manner. 8. Based on the information provided by the petitioner: The facility does not exceed a capacity of 15 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 15 children. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	33027 Special Use	Harry & Rose Samson Family Jewish Community Center Paul Greenspan; Lessee	2930 W. Center St. A/K/A 2912 W. Center St. 15th Dist.
		Request to continue occupying the premises as a social service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Business - B occupancies and complies with all zoning conditions and building code requirements. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	33030 Special Use	Agape Love Deliverance Church Joyce M. Dixon or Sarah M. Knox; Property Owner	4716 W. Lisbon Av. A/K/A 4718 W. Lisbon Av. 15th Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	33032 Special Use	Talmah Flowers Lessee	2664 N. 38th St. A/K/A 2674 N. 38th St. 15th Dist.
		Request to increase the number of children from 49 to 50 per shift infant to 12 years of age, and to continue occupying the premises as a 24 hour day care center, operating Monday - Sunday (this is a new operator).	
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Educational -E occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That the facility does not exceed the capacity established by the State Department of Children and Families. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	33025 Special Use	ELCO Development Inc. Daniel R. Boorse; Property Owner	3514 W. Good Hope Rd. 1st Dist.
		Request to occupy the premises as a heavy motor vehicle rental facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	33029 Special Use	Invisible Faith CME Church Property Owner	6519 W. Fond Du Lac Av. 2nd Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	33060 Special Use	V&J Foods Inc. James O. Bradley; Lessee	5120 W. Capitol Dr. 2nd Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That landscaping and screening is maintained in a manner that meets the intent of City code. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	33003 Special Use	Interstate Parking Company LLC Tony Janowiec; Lessee	601 W. Wells St. A/K/A 749 N. 6th St. 4th Dist.
		Request to occupy the premises as a principal use parking lot.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a revised landscape and screening plan is submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group. The revised plan should meet the intent of City code section 295-405 for Type 'B' landscaping and provide additional trees along the street perimeter. 5. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in a manner that meets the intent of City code. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	33018 Special Use	Interstate Parking Company LLC Tony Janowiec; Lessee	723 N. 6th St. 4th Dist.
		Request to occupy the premises as a principal use parking lot.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a revised landscape and screening plan is submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group. The revised plan should meet the intent of City code section 295-405 for Type 'B' landscaping and provide additional trees along the street perimeter. 5. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in a manner that meets the intent of City code. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	33004 Special Use	Amanda James Lessee	3030 W. Highland Bl. 4th Dist.
		Request to occupy the premises as a day care center for 36 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 7:00 p.m.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. 5. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 6. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed a capacity of 36 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 36 children. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	33057 Special Use	DJ Acquisitions LLC Prospective Buyer	401 W. Michigan St. A/K/A 409 W. Michigan St. 4th Dist.
		Request to occupy the premises as a multi-family dwelling with dwelling units on the street level.	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the existing parking lot landscaping is maintained in a manner that meets the intent of City code and that trees are added to the interior landscape islands. 5. That the petitioner agrees to work with the Zoning Administration Group staff on a more detailed plan for the concrete garden enclosure wall proposed on the building's northeast façade. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval. 6. That the applicant provides indoor bicycle parking. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for R-2 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That this Special Use is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	33058 Special Use	True Love Missionary Baptist Church Garry Levy; Property Owner	220 W. Keefe Av. A/K/A 220 W. Keefe Av. 4 6th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a landscape and screening plan for the parking lot that meets the intent of City code section 295-405 is submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group prior to the issuance of any permits for the parking lot, and that landscaping and screening is installed within 120 days of occupancy for the parking lot and maintained in accordance with the approved landscape plan. 5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	32893 Special Use	Daniel Watson Lessee	4744 N. Hopkins St. 7th Dist.
		Request to continue occupying the premises as a hand car wash (this is a new operator).	
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That a sign is clearly posted on the premises advising all patrons to keep volume of their car stereos low. 6. That all car wash activity is conducted inside of the building. 7. That all wastewater is contained on site. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That landscaping is maintained according to the landscape plan approved by submitted to the Board of Zoning Appeals on June 7, 2005. 10. That no work on or storage of vehicles occurs in the public right-of-way. 11. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Business - B occupancies and complies with all zoning conditions and building code requirements. 12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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. 14. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	33006 Special Use	Prairie Land Todd Menzell; Lessee	2101 S. 37th St. A/K/A 2107 S. 37th . 8th Dist.
		Request to occupy the premises as a ground transportation service.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That existing landscaping and screening along the South 37th Street frontage is maintained in a manner that meets the intent of City code. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Business - B occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	31735 Dimensional Variance	Walter L Jones Property Owner	5028 W. Manitoba St. 11th Dist.
		Request to allow a swimming pool, pool deck, and gazebo in the front yard of the premises.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtain all permits as required for the pool deck, gazebo, and pool within 30 days of Board approval, and that all permits be inspected and finalized within 90 days of Board approval. 5. That all other non-permitted accessory structures be removed from the property within 90 days of Board approval. 6. That a permit for the existing roof deck on the garage be applied for within 30 days of approval and that the permit be inspected and closed within 90 days of Board approval. 7. That these Variances are granted to run with the land. 	
42	32731 Special Use	Martin Sanchez Property Owner	1662 S. 13th St. 12th Dist.
		Request to occupy the premises as a light manufacturing and motor vehicle repair facility.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	32541 Special Use	Thomas Herman Lessee	6100 S. Howell Av. 13th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group staff to evaluate the feasibility of landscaping on this premises. The Zoning Administration Group staff may require that a landscape plan that attempts to meet the intent of City code be submitted and implemented. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Storage S-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 10. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	33009 Dimensional Variance	South 15th Street, LLC George Panagiotopoulols; Property Owner	2923 S. 15th St. A/K/A 2923 B S. 15th St. 13th Dist.
		Request to occupy the premises as a two-family dwelling that does not meet the required lot area per dwelling unit (required 7,200 sq.ft. / proposed 5,400 sq.ft.).	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	32933 Special Use	Adult Day Services of Wisconsin Latasha Hines; Lessee	206 E. Lincoln Av. A/K/A 210 E. Lincoln Av. 14th Dist.
		Request to occupy the premises as an adult day care center.	
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts. 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. 7. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties. 8. That the applicant minimize their operation to Monday - Friday with no weekend hours. 9. That the building is made ADA accessible. 10. That the applicant obtain a DPW permit for any work in the public right-of-way, including any modifications made in the public sidewalk area to create ADA accessibility for the building. 11. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow any accessibility device, such as a barrier free access ramp, to occupy the public right-of-way. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454. Note: This condition is only required if modifications for accessibility are made in the public right-of-way. 12. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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. 14. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	33048 Special Use	Academy of Excellence Lessee Request to increase the number of students from 300 to 500 for the Board approved school for students K4 - 12th grade, operating Monday - Friday 7:00 a.m. to 5:00 p.m.	3814 W. North Av. A/K/A 2318 N. 39th St. 15th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That there be a maximum of 250 students enrolled in grades K4 through grade 5 unless a playground exemption is obtained per the provisions of s.252-77-3 of the Milwaukee Code of Ordinances. 7. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 30, 2016. 	
47	32942 Special Use	Hadeer Matloub Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility.	4979 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	32962 Special Use/ Dimensional Variance	<p>Gurdev Singh Property Owner</p> <p>Request to raze the existing structure and to construct a motor vehicle filling station that does not meet the required landscaping.</p>	5208 N. Teutonia Av. 1st Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the premises is developed in accordance to the site and landscape plans submitted to the Board of Zoning Appeals on March 13, 2014 and is developed in accordance with the elevation plan submitted to the Board on March 6, 2014. 5. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on March 13, 2014 is installed within 120 days of occupancy, and is maintained in a manner that meets the intent of City code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the driveway approaches may be a maximum width of 30 feet. 11. That unused driveways be removed and restored to City of Milwaukee specifications. 12. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 29th Street. 13. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Mercantile - M occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 14. That the applicant does not have outdoor storage or display of products or merchandise. 15. 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. 16. That these Variances are dismissed without prejudice. 17. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 11, 2023. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	33020 Special Use	Multicultural Community Services Nancy Nestler; Property Owner	5161 N. Hopkins St. 1st Dist.
		Request to occupy the premises as a social service facility and an adult day care center.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 5. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on January 21, 2020. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	33056 Use Variance	Genesis Behavioral Services, Inc. Pauline Ortloff; Lessee	5150 N. 32nd St. A/K/A 5150 N. 32nd St. 104 1st Dist.
		Request to raze the existing structure and to construct a building to be occupied as a community living arrangement for 26 occupants.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District and the Department of Neighborhood Services. The phone number must be available 24 hours a day. 6. That the petitioner agrees to work with the Zoning Administration Group on final resolution of façade, elevation and site plan issues. The petitioner must submit revised site and elevation plans that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. 7. That landscape plans for the parking lot meeting the intent of City code section 295-405 are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, blocking the sidewalk during building demolition; excavation related to demolition of the existing building; and any excavation related to construction of the new building. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	33059 Use Variance	Educational Enterprises, Inc. Andrew Neumann; Property Owner Request to construct an addition and to increase the number of students from 330 to 350 grades K - 8 for the Board approved elementary school, operating Monday - Friday 7:00 a.m. to 7:00 p.m.	3040 W. Capitol Dr. A/K/A 4020 N. 31st St. 1st Dist.
	Action:	Dismissed	
	Motion:	Martin Kohler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	32725 Special Use	F L Johnson Properties Greg Johnson; Property Owner	6801 W. Villard Av. 2nd Dist.
		Request to construct an addition to the existing motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That all repair work is conducted inside the building. 6. That the landscape plan submitted to the Board of Zoning Appeals on February 25, 2014 is revised to include trees along the West Villard Avenue frontage. 7. That landscaping is installed within 180 days of occupancy of the building addition and is maintained in a manner that meets the intent of City code. 8. That no work on or storage of vehicles occurs in the public right-of-way. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Storage S-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That all repair work is conducted inside the building. 13. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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

Board member Martin Kohler moved to approve the minutes of the March 13, 2014 meeting. Seconded by Board member Jewel Currie. Unanimously approved.

The Board set the next meeting for May 8, 2014.

Board member Martin Kohler moved to adjourn the meeting at 7:02 p.m. Seconded by Board member Henry Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board