PRESENT:

Chairwoman: Catherine M. Doyle  (*voting on items 1 – 53*)

Members: Henry P. Szymanski  (*voting on items 1 – 53*)
          Martin E. Kohler  (*voting on items 1 – 53*)
          Jose L. Dominguez  (*voting on items 1 – 53*)
          Jewel Currie  (*voting on items 1 – 53*)

Alt. Board Members: Karen D. Dardy  (*present for items 1 – 53*)

START TIME: 4:09 p.m.  
End Time: 7:10 p.m.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>33094 S/Use</td>
<td>United Community Center</td>
<td>622 W. Washington St.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Juan Ruiz; Lessee</td>
<td>A/K/A 700 W. Washington St.</td>
</tr>
<tr>
<td></td>
<td>Request to continue occupying the premises as a principal use parking lot.</td>
<td>12th Dist.</td>
<td></td>
</tr>
</tbody>
</table>

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: --
<table>
<thead>
<tr>
<th>Item No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>33081 Special Use</td>
<td>Scott Advertising Jane Harris; Lessee</td>
<td>1031 N. Astor St. A/K/A 1033 N. Astor St. 4th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a general office.

**Action:** Granted 15 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 fifteen (15) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>33098</td>
<td>Special Use</td>
<td>Guest House of Milwaukee, Inc. Cindy Krahenbuhl; Property Owner</td>
<td>1214 N. 13th St.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a transitional living facility for 4 occupants.

**Action:** Granted 10 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 and 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 and 7 days a week.

6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>33100 Special Use</td>
<td>Wisconsin Latvian Credit Union Inc. John Staks; Lessee</td>
<td>1219 N. Cass St. 4th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as a financial institution.

Action: Granted 15 yrs.

Motion: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:
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 fifteen (15) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>5</td>
<td>33084 Special Use</td>
<td>Diane Dupar</td>
<td>10135 W. Hampton Av.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Property Owner</td>
<td>A/K/A 10139 W. Hampton Av.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 50 children per shift infant to 13 years of age, operating Monday - Friday 6:30 a.m. to 11:00 p.m. and community living arrangement for 20 occupants.

**Action:** Granted 10 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 petitioners 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 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 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.

9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional - I4 occupancies and complies with all zoning conditions and building code requirements.

10. That the facility does not exceed the capacity established by the State Department of Children and Families.

11. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
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<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>6</td>
<td>33011 Special Use</td>
<td>The Power of Change Rhonda Armon-Bent or Steve A. Bent; Lessee</td>
<td>2821 N. 4th St. A/K/A 2821 N. 4th St. 206 6th Dist.</td>
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<tr>
<td></td>
<td></td>
<td>Request to occupy a portion of the premises as a social service facility.</td>
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<tr>
<td>Action:</td>
<td>Adjourned</td>
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<tr>
<td>Motion:</td>
<td>This matter has been adjourned at the request of an interested party.</td>
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<tr>
<td>Vote:</td>
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<tr>
<td>Conditions of Approval:</td>
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</tr>
<tr>
<td>7</td>
<td>33097 Special Use</td>
<td>Gene Brown Lessee</td>
<td>139 E. Burleigh St. A/K/A 141 E. Burleigh St. 6th Dist.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a personal service facility.</td>
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<tr>
<td>Action:</td>
<td>Adjourned</td>
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<tr>
<td>Motion:</td>
<td>This matter has been adjourned at the request of an interested party.</td>
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<tr>
<td>Vote:</td>
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<td>Conditions of Approval:</td>
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<td>Item No.</td>
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<td>8</td>
<td>33111 Special Use</td>
<td>Leadership, Literacy &amp; Technology Dev. Center, LLC Tameeka Ross; Lessee</td>
<td>907 W. Atkinson Av. 6th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 16 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to midnight and Saturday 6:00 a.m. to 5:00 p.m. (this is a new operator).

**Action:** Granted 3 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**
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 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 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 a capacity of 16 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 16 children.
10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>33130 Dimensional Variance</td>
<td>Pieper Properties Suzanne and Richard Pieper, Sr.; Request to continue to allow a wall sign that exceeds the maximum allowed area and a freestanding sign that exceeds the maximum allowed area and height.</td>
<td>100 E. Capitol Dr. A/K/A 204 E. Capitol Dr. 100 6th Dist.</td>
</tr>
</tbody>
</table>

**Action:** Granted

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 these Variances are granted to run with the land.
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<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
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<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>33046 Special Use</td>
<td>Bee Hang Lessee</td>
<td>8025 N. 76th St. A/K/A 8025 N. 76th, 9th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle sales facility.

**Action:** Granted 5 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 all repair work is conducted inside of the building.
6. That existing landscaping along the North 76th Street frontage is upgraded to meet the intent of s.295-405 of the Milwaukee Code of Ordinances. Specifically that additional shrubs are added to the existing planting strip. Shrubs should not exceed a height of 3 feet when mature.
7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.
8. That no work on or storage of vehicles occurs in the public right-of-way.
9. That no sales vehicles are displayed in the public right-of-way.
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 no vehicles for sale be displayed outdoors.
13. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>33079 Special Use</td>
<td>Rigoberto Arteaga Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility and body shop.</td>
<td>4902 W. State St. 10th Dist.</td>
</tr>
</tbody>
</table>

**Action:** Granted 10 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.

6. That all wastewater is contained on site.

7. That no work on or storage of vehicles occurs in the public right-of-way.

8. That no sales vehicles are displayed in the public right-of-way.

9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.

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 all repair and detailing work is conducted inside the building.

12. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>33052 Special Use</td>
<td>Amarjit Dhindsa, Lessee</td>
<td>9821 W. Oklahoma Av. A/K/A 3120 S. 99th St. 11th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a motor vehicle filling station.

**Action:**

Granted 10 yrs.

**Motion:**

Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:**

4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 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.

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 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.

8. That the applicant does not have outdoor storage or display of products or merchandise.

9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.

10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
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<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>33066 Special Use</td>
<td>Dean Tsounis Property Owner</td>
<td>732 W. Maple St. 12th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle repair facility.

Action: Granted 10 yrs.

Motion: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

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 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.
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 ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>33082 Special Use</td>
<td>Auto Plaza LLC; Sergio Saucedo, Lessee</td>
<td>2485 S. 13th St. 12th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle sales and repair facility.

**Action:** Granted 10 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 all repair work is conducted inside of the building.

6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

7. That landscaping and screening is maintained in accordance with the landscape plan approved by the Zoning Administration Group on March 21, 2006.

8. That no sales vehicles are displayed in the public right-of-way.

9. That no work on or storage of vehicles occurs in the public right-of-way.

10. That vehicles are not parked so as to block driveway approaches. Please note that blocked driveways are considered unused driveways.

11. That unused driveways be removed and restored to City of Milwaukee specifications.

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 ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>33092 Dimensional Variance</td>
<td>United Community Center, Juan Ruiz; Property Owner. Request to continue to occupy the premises as a permitted elementary school that exceeds the allowed number of wall signs (allowed 1 / proposed 3).</td>
<td>United Community Center, 615 W. Washington St., A/K/A 1101 S. 6th St., 12th Dist.</td>
</tr>
<tr>
<td>16</td>
<td>33105 Special Use</td>
<td>Arts At Large, Inc., Teri L. Sullivan; Lessee. Request to continue occupying the premises as a community center.</td>
<td>Arts At Large, Inc., 908 S. 5th St., A/K/A 906 S. 5th St. A, 12th Dist.</td>
</tr>
</tbody>
</table>

**Action:**
- Item 15: Granted
- Item 16: Granted 10 yrs.

**Motion:**
- Item 15: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.
- Item 16: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:**
- Item 15: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.
- Item 16: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**
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.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Action:</th>
<th>Motion:</th>
<th>Vote:</th>
<th>Conditions of Approval:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>33112 Special Use</td>
<td>Maxwell Cousineau, Christopher Prissel; Lessee</td>
<td>Granted 5 yrs.</td>
<td>Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.</td>
<td>4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a second-hand sales facility.</td>
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<td></td>
<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</td>
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<td>5. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</td>
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<td>6. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the benches and moveable planters to occupy the public right-of-way.</td>
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<td>7. That the applicant does not have outdoor storage or display of products or merchandise.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>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.</td>
</tr>
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<td>9. That the petitioner shall comply with MPD documentation and record keeping requirements.</td>
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<td>10. 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.</td>
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<td>11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</td>
</tr>
<tr>
<td>Item No.</td>
<td>Case No./Case Type</td>
<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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</tr>
<tr>
<td>18</td>
<td>33113 Special Use</td>
<td>Maria del Carmen Rangel Tapia Property Owner</td>
<td>1629 W. Becher St. A/K/A 1633 W. Becher St. 6 12th Dist.</td>
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</tr>
</tbody>
</table>

Request to continue to occupy the premises as a rooming house for 6 occupants.

Action: Granted 10 yrs.

Motion: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>33083 Special Use/Dimensional Variance</td>
<td>Walgreens Properties, Inc. c/o Tax Dept. Store #5601; Property Owner</td>
<td>4730 S. 27th St. A/K/A 4720 S. 27th St. 13th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a permitted general retail establishment that exceeds the maximum allowed side street setback with a drive-through facility and an accessory use parking lot.

**Action:** Granted 15 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on July 2, 1999.

6. That this Special Use and this Variance are granted for a period of fifteen (15) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>33119 Special Use</td>
<td>Request to continue occupying the premises as a second-hand sales facility.</td>
<td>2356 S. Kinnickinnic Av. A/K/A 2358 S. Kinnickinnic Av. 14th Dist.</td>
</tr>
</tbody>
</table>

**Action:**
- Granted 10 yrs.

**Motion:**
- Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:**
- 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**
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 Business - B occupancies and complies with all zoning conditions and building code requirements.
5. That the applicant does not have outdoor storage or display of products or merchandise.
6. That the petitioner shall comply with MPD documentation and record keeping requirements.
7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>33099</td>
<td>Special Use</td>
<td>Terry Harris, Sr. Lessee</td>
<td>1910 W. Walnut St. A/K/A 1912 W. Walnut St. 15th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a religious assembly hall.

Action: Granted

Motion: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

Vote: 4 Ayes, 0 Nays, 1 Abstained.

Conditions of Approval:

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.

6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Assembly A-3 occupancies and complies with all zoning conditions and building code requirements.

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 time commencing with the date hereof, and expiring on January 25, 2022.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>33064 Special Use/Dimensional Variance</td>
<td>Request to continue occupying the premises as a fast-food/carry-out restaurant without the minimum required landscaping.</td>
<td>2635 W. Fond Du Lac Av. A/K/A 2634 N. 27th St. 15th Dist.</td>
</tr>
</tbody>
</table>

**Action:** Granted 10 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 decorative metal fence is maintained in a manner that meets the intent of City code.

5. 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.

6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.

7. That this 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.

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 and this Variance are granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>Special Use</td>
<td>Harold Butler</td>
<td>1422 N. 27th St.</td>
</tr>
<tr>
<td>23</td>
<td>Special Use</td>
<td>Niheemah Washington; Lessee</td>
<td>15th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a car wash.

Action: Granted

Motion: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That any site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.

5. That signage must meet the signage standards of s.295-606-5 of the Milwaukee Zoning Code.

6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.

7. That all waste water associated with the car wash operation is contained on-site.

8. That no vehicles are parked in the alley.

9. That all car wash activity is conducted inside the building.

10. That no work on 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, including outdoor storage of junk at rear of property.

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 time commencing with the date hereof, and expiring on January 27, 2019.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>33124</td>
<td>Meadow Village LTD</td>
<td>1470 N. 17th St.</td>
</tr>
<tr>
<td></td>
<td>Dimensional Variance</td>
<td>Derek Weiler; Property Owner</td>
<td>A/K/A 1537 W. Cherry St.</td>
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<td></td>
<td>15th Dist.</td>
<td>15th Dist.</td>
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<td></td>
<td>24</td>
<td>Request to construct a garage that exceeds the maximum allowed sidewall height.</td>
<td>Action: Granted</td>
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<td></td>
<td>Motion: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.</td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conditions of Approval: 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.</td>
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<tr>
<td></td>
<td>33078</td>
<td>Community Advocates</td>
<td>2511 W. Vine St.</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Andi Elliott; Property Owner</td>
<td>A/K/A 2513 W. Vine St.</td>
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<td>0th Dist.</td>
<td>0th Dist.</td>
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<tr>
<td></td>
<td>25</td>
<td>Request to continue occupying the premises as a community living arrangement for 15 occupants and a social service facility.</td>
<td>Action: Adjourned</td>
</tr>
<tr>
<td></td>
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<td>Motion: This matter has been adjourned at the request of an interested party.</td>
<td>Vote: --</td>
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<td>Conditions of Approval: --</td>
<td>--</td>
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<tr>
<td>Item No.</td>
<td>Case No./Case Type</td>
<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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<tr>
<td>26</td>
<td>33103 Use Variance</td>
<td>Murece Johnson Property Owner</td>
<td>4230 N. 26th St. 1st Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a transitional living facility for 5 occupants.

**Action:** Granted 5 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.

6. That this Variance is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>27</td>
<td>33070 Special Use</td>
<td>Omar Jackson Lessee</td>
<td>7625 W. Fond Du Lac Av.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to increase the number of children from 200 to 205 per shift, to</td>
<td>A/K/A 7633 W. Fond Du Lac Av.</td>
</tr>
<tr>
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<td></td>
<td>increase the hours of operation from 5:00 a.m. - midnight to 24 hours</td>
<td>2nd Dist.</td>
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<td>Monday - Friday, and to continue occupying the premises as a day care</td>
<td></td>
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<td>center for children infant - 12 years of age.</td>
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</table>

**Action:** Granted 5 yrs.

**Motion:** Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 Board approval of the special use.

7. That landscaping and screening is maintained in a manner that meets the intent of City code.

8. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.

9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>28</td>
<td>33091 Special Use</td>
<td>Stewart Friend Property Owner</td>
<td>1472 N. Franklin Pl. A/K/A 1472 N. Franklin Pl. 12 3rd Dist.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to continue occupying the premises as a rooming house for 14 occupants.</td>
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<td></td>
<td>Action: Adjourned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion: This matter has been adjourned at the request of an interested party.</td>
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<td>Vote: --</td>
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<tr>
<td></td>
<td></td>
<td>Conditions of Approval: --</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>33047 Special Use</td>
<td>Cedar Square, LLC Judy or Bill Brachman; Property Owner</td>
<td>1436 W. Kilbourn Av. 4th Dist.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to construct a building and to occupy the premises as a sorority.</td>
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<td></td>
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<td>Action: Granted 15 yrs.</td>
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<tr>
<td></td>
<td></td>
<td>Motion: Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.</td>
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<td></td>
<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td></td>
<td></td>
<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td></td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td></td>
<td>4. That the petitioner agrees to work with the Zoning Administration Group staff on final resolution of design issues including, but not limited to site plans, façade &amp; elevation plans, signage plans and landscape plans. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits.</td>
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<td>5. That the applicant provides bicycle parking.</td>
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<td></td>
<td></td>
<td>6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State building code for Residential R-2 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>7. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</td>
<td></td>
</tr>
</tbody>
</table>
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
--- | --- | --- | ---
30 | 33118 Use Variance | Milwaukee Treasures, LLC c/o Greenfire Mgmt Svcs, LLC; Joseph Tesch; Property Owner | 3333 W. Highland Bl. A/K/A 3303 W. Highland Bl. 4th Dist.

Request to occupy the premises as a general office.

Action: Granted 15 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:

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 landscape and screening plan submitted to the Board on March 27, 2014 is revised to include the location, quantity and species name of the plant materials that will be used. 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.

5. That bicycle parking be accommodated.

6. 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.

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 Use Variance is granted for a period of fifteen (15) years, commencing with the date hereof.
31 33042  Special Use  Divine Savior Holy Angels High School 4257 N. 100th St.  
    Lessee  A/K/A 4315 N. 100th St.  
5th Dist.

Request to occupy a portion of the premises as an accessory use parking lot.

Action:  Granted

Motion:  Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.

Vote:  4 Ayes,  0 Nays,  1 C. Doyle Abstained.

Conditions of Approval:

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 shall implement and maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on February 25, 2014.

5. That this Special Use is granted to run with the land.

32 33053  Special Use  Marian Charities, Inc. 3707 N. 92nd St.  
    Bill Suhr; Property Owner  A/K/A 3709 N. 92nd St.  
5th Dist.

Request to occupy the premises as a community center.

Action:  Adjourned

Motion:  Martin Kohler moved to adjourn the appeal. Seconded by Jose Dominguez.

Vote:  4 Ayes,  0 Nays,  1 C. Doyle Abstained.

Conditions of Approval:  --
33  33110  Special Use  Acelero Learning Milwaukee County, Inc.  7833 W. Capitol Dr.
Lessee  A/K/A 3975 N. 78th St.
5th Dist.

Request to occupy the premises as an elementary school for 178 students K3 - K5, operating Monday - Friday 7:00 a.m. to 6:00 p.m.

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:

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 outdoor play area is not utilized before 9:00 A.M.

6. That the decorative metal fence is maintained in a manner that meets the intent of City code.

7. That a loading zone be obtained and maintained on West Capitol Drive.

8. That the applicant make arrangements to provide off-street parking for its employees at a neighboring property.

9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 10, 2016.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>34</td>
<td>32983 Special Use</td>
<td>Request to add a body shop and indoor salvage facility and to continue occupying the premises as a motor vehicle repair facility.</td>
<td>245 E. Keefe Av. 6th Dist.</td>
</tr>
</tbody>
</table>

**Action:** Granted 2 yrs.

**Motion:**
- Jose Dominguez moved to grant the Special Use for motor vehicle repair. Seconded by Henry Szymanski.
- Jose Dominguez moved to deny the Special Use for indoor salvage and to dismiss the Special Use for a body shop. Seconded by Henry Szymanski.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**
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 no work on or storage of vehicles occurs in the public right-of-way.
6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles, salvage vehicles, or other junk and debris.
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 all repair work is conducted inside the building.
9. That the Special Use for a body shop is dismissed without prejudice.
10. That the Special Use for an indoor salvage operation is denied.
11. That the Special Use for motor vehicle repair is granted for a period of two (2) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>35</td>
<td>33038</td>
<td>Special Use</td>
<td>Donovan Robinson Lessee Request to occupy the premises as a sit-down restaurant.</td>
<td>3001 N. Richards St. A/K/A 3001 A N. Richards St. 6th Dist.</td>
</tr>
</tbody>
</table>

**Action:** Adjourned

**Motion:** This matter has been adjourned at the request of staff.

**Vote:** --

**Conditions of Approval:** --
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>33074 Special Use/ Dimensional Variance</td>
<td>All Nations Pentacostal Church of Holiness, LLC Antonio Garner; Property Owner</td>
<td>540 W. Burleigh St. 6th Dist.</td>
</tr>
</tbody>
</table>

Request to construct a building that does not meet the required design features and occupy the premises a religious assembly hall.

Action: Granted 10 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:

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 landscape and screening plan submitted to the Board of Zoning Appeals on May 7, 2014 is revised to include shrubs and decorative metal fencing to meet the intent of City code section 295-405 for Type 'B' landscaping. 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.

6. That landscaping and screening in accordance with an approved landscape plan is implemented within 120 days of occupancy and is maintained in a manner that meets the intent of City code.

7. That this Variance is granted to run with the land.

8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>37</td>
<td>33031 Special Use</td>
<td>Caiyle McKenzie, Lessee</td>
<td>2972 N. 49th St. A/K/A 2974 N. 49th St. 7th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 40 children per shift infant to 13 years of age, operating Monday - Friday 6:30 a.m. - 11:00 p.m. (this is a new operator).

Action: Granted 1 yr.

Motion: Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

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 the petitioner submit a copy of the State of Wisconsin day care license to BOZA within 60 days of State issuance of the license.

7. That a loading zone be obtained and maintained on North 49th Street.

8. That the facility does not exceed the capacity established by the State Department of Children and Families.

9. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>38</td>
<td>33104 Special Use</td>
<td>Keith Newson</td>
<td>4206 W. Capitol Dr.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Prospective Buyer</td>
<td>7th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a religious assembly hall.

Action: Granted 2 yrs.

Motion: Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.

Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

Conditions of Approval:

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.

6. 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.

7. That capacity is limited to no more than 49 persons.

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 two (2) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>39</td>
<td>33106 Use Variance</td>
<td>Adullam Outreach Steve S. Grabosch or Priscilla Grabosch; Prospective Buyer</td>
<td>3033 N. 30th St. A/K/A 3025 N. 30th St. 7th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a community center.

**Action:** Granted 5 yrs.

**Motion:** Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 Business - B occupancies and complies with all zoning conditions and building code requirements.

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.

6. That this Use Variance is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>33107 Dimensional Variance</td>
<td>Request to erect a freestanding changeable message sign that exceeds the maximum allowed display area (allowed 32 sq.ft./proposed 85 sq.ft.).</td>
<td>5009 W. Hampton Av. A/K/A 5017 W. Hampton Av. 7th Dist.</td>
</tr>
</tbody>
</table>

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:

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 in accordance with the site plan submitted to the Board of Zoning Appeals on March 25, 2014 is installed within 90 days of approval of the variance.

5. That automatic changeable message signs meet the standards of s.295-407-4-c of the Milwaukee Zoning Code. Specifically that the message is not changed more frequently than once every 30 seconds.

6. That this Dimensional Variance is granted to run with the land.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
</table>
| 41      | 33117    | Use Variance       | TransCenter For Youth, Inc.  
Prospective Buyer  
Request to occupy the premises as a secondary school for 100 students 7th - 12th grades, operating Monday - Friday 8:00 a.m. - 4:00 p.m. | 3628 W. Pierce St.  
A/K/A 3628 W. Pierce St. 2  
8th Dist.            |

**Action:**  
Granted 15 yrs.

**Motion:**  
Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.

**Vote:**  
4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 for IM zoning districts.

5. That warning, parking and other regulatory signage associated with traffic control in school zones be installed as required.

6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Educational occupancies and complies with all zoning conditions and building code requirements prior to occupancy.

7. That this Use Variance is granted for a period of fifteen (15) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>42</td>
<td>32993</td>
<td>Special Use</td>
<td>Tammy Butler</td>
<td>4911 W. Good Hope Rd. A/K/A 4911 W. Goodhope.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lessee</td>
<td>9th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 98 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. to 9:00 p.m. (this is a new operator).

**Action:** Granted 1 yr.

**Motion:** Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.

**Vote:** 4 Ayes, 0 Nays, 1 C. Doyle Abstained.

**Conditions of Approval:**

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 for LB1 zoning districts.

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 a capacity of 98 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 98 children.

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 one (1) year, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>43</td>
<td>33069 Special Use</td>
<td>Florence L Baker Lessee</td>
<td>3968 N. 68th St. A/K/A 6729 W. Capitol Dr. 10th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a religious assembly hall and social service facility.

**Action:** Granted 2 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:**

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 per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.

6. 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.

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 these Special Uses are granted for a period of two (2) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>44</td>
<td>32731</td>
<td>Special Use</td>
<td>Request to occupy the premises as a light manufacturing and motor vehicle repair facility.</td>
<td>1662 S. 13th St. 12th Dist.</td>
</tr>
</tbody>
</table>

**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:**

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 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 Factory F-2 occupancies and complies with all zoning conditions and building code requirements.

8. That the applicant does not have outdoor storage or display of products or merchandise.

9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.

10. That the applicant obtain a Waste Tire Generator license from the Department of Neighborhood Services.

11. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>33108 Special Use</td>
<td>Michael Mann Lessee</td>
<td>3073 S. Chase Av. A/K/A 3073 S. Chase Av. 1300 14th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as a recording studio.

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:

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 there be no activity outside of the rented space.

7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>46</td>
<td>Special Use</td>
<td>A Promise of Hope II</td>
<td>5226 W. Hampton Av. A/K/A 4802 N. 53rd St. 1st Dist.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Martina McCloud; Lessee</td>
<td></td>
</tr>
</tbody>
</table>

Request to add an elementary school for 100 students K4 - 6th grades, operating Monday - Friday 7:00 a.m. to 4:00 p.m. and to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Saturday 6 a.m. to midnight (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:
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 Institutional I-4 occupancies and complies with all zoning conditions and building code requirements.
10. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>47</td>
<td>33067 Special Use</td>
<td>David E Phelps, Property Owner</td>
<td>2456 W. Cornell St. A/K/A 4685 N. 24th Pl. 1st Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as an indoor salvage operation.

**Action:** Granted 3 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:**

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That all repair work is conducted inside the building.

5. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.

6. That no work on or storage of vehicles or parts occurs in the public right-of-way.

7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.

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 all salvage work is conducted inside the building.

10. 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.

11. That the use is restricted to the first floor only (per occupancy application #1101401).

12. That all vehicles be removed within 48 hours.

13. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Action</th>
<th>Motion</th>
<th>Vote</th>
<th>Conditions of Approval</th>
</tr>
</thead>
</table>
| 48      | 33071 Special Use   | Kaiser Property Investments, LLC  
  Kent Kaiser; Property Owner  
  Request to occupy the premises as a motor vehicle sales facility.  
  Motion: Martin Kohler moved to adjourn the appeal. Seconded by Henry Szymanski.  
  Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | Adjourned | Adjourned | | -- |
| 49      | 33123 Special Use   | Seven Stars Auto Salvage LLC  
  Michael Gilerovich; Lessee  
  Request to occupy the premises as a motor vehicle repair facility.  
  Motion: This matter has been adjourned at the request of staff. | Adjourned | Adjourned | | -- |
| 50      | 33073 Special Use   | Michael Gilerovich  
  Lessee  
  Request to add a motor vehicle sales and repair facility and an outdoor salvage operation and to continue occupying a portion of the premises as an indoor salvage operation.  
  Motion: This matter has been adjourned at the request of staff. | Adjourned | Adjourned | | -- |
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>51</td>
<td>33087 Special Use</td>
<td>Center For Family Preservation Arthur Kennedy; Lessee</td>
<td>7315 N. Teutonia Av. A/K/A 7313 N. Teutonia Av. 1st Dist.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a social service facility.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Adjourned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion: This matter has been adjourned at the request of the applicant.</td>
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<tr>
<td></td>
<td></td>
<td>Vote: --</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conditions of Approval: --</td>
<td></td>
</tr>
<tr>
<td>52</td>
<td>32994 Use Variance</td>
<td>Veit Companies Pete Salaman; Lessee</td>
<td>7240 W. Douglas Av. 2nd Dist.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a facility engaged in the processing and recycling of mined materials.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Adjourned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion: This matter has been adjourned at the request of the applicant.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vote: --</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conditions of Approval: --</td>
<td></td>
</tr>
<tr>
<td>Item No.</td>
<td>Case No./Case Type</td>
<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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<tr>
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</tr>
<tr>
<td>53</td>
<td>33115 Special Use</td>
<td>City Reformed Church, Inc. Prospective Buyer</td>
<td>1659 N. Farwell Av. A/K/A 1661 N. Farwell Av. 3rd Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a religious assembly hall.

**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:**

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 per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.

6. That the parking lot is landscaped and screened in accordance with the plans submitted to the Board on March 27, 2014.

7. That the applicant provides accommodation for bicycle parking.

8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Assembly A-3 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.

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 three (3) years, commencing with the date hereof.
Other Business:

Board member Henry Szymanski moved to approve the minutes of the April 10, 2014 meeting. Seconded by Board member Martin Kohler. Unanimously approved.

The Board set the next meeting for June 5, 2014.

Board member Henry Szymanski moved to adjourn the meeting at 7:10 p.m. Seconded by Board member Jose Dominguez. Unanimously approved.

BOARD OF ZONING APPEALS

_______________________________________
Secretary of the Board