# BOARD OF ZONING APPEALS

## CITY OF MILWAUKEE

### REGULAR MEETING – June 26, 2014

City Hall, Common Council Committee Room 301-B

## MINUTES

**PRESENT:**

**Chairwoman:** Catherine M. Doyle *(voting on items 1 – 43)*

**Members:**
- Henry P. Szymanski *(voting on items 1 – 43)*
- Martin E. Kohler *(voting on items 1 – 43)*
- Jose L. Dominguez *(voting on items 1 – 43)*
- Jewel Currie *(excused)*

**Alt. Board Members:** Karen D. Dardy *(voting on items 1 - 43)*

**START TIME:** 4:04 p.m.  
**End Time:** 6:56 p.m.

## Item 1

**Case No./Case Type:** 33207 Special Use

**Description:**
St. Anne’s Home for the Elderly, Milwaukee Inc.  
Lynn Vogt or Robert Dertz; Property Owner

**Premises Address/Ald. Dist.:**  
3800 N. 92nd St.  
A/K/A 3800 N. 92nd St. 2001  
5th 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:** --
<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>2</td>
<td>33184 Special Use</td>
<td>Ceg Care Inc. Tiffany Griggs; Lessee</td>
<td>3400 N. Buffum St. A/K/A 3402 N. Buffum St. 6th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a community living arrangement for 3 occupants.

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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</thead>
<tbody>
<tr>
<td>3</td>
<td>33161 Special Use</td>
<td>Arkadijs Lindems Anna Rud; Lessee 117 E. Capitol Dr. A/K/A 117 E. Capitol Dr. A 6th Dist.</td>
<td></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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
5. That landscaping and screening 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 no sales vehicles are displayed in the public right-of-way.
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 all repair work is conducted inside the building.
11. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
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<thead>
<tr>
<th>Item No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>33237 Use Variance</td>
<td>Memah's Kitchen LLC, Martha Austin; Lessee</td>
<td>4744 N. 39th St. A/K/A 4700 N. 39th St. 7th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as a catering service.

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 Use Variance is granted for a period of ten (10) years, commencing with the date hereof.
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<thead>
<tr>
<th>Item No.</th>
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</thead>
<tbody>
<tr>
<td>5</td>
<td>33222</td>
<td>Special Use</td>
<td>James C Hopson</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lessee</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (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 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 applicant applies for a loading zone on West Burleigh Street within thirty (30) days.

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 three (3) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
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<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>6</td>
<td>33142 Special Use</td>
<td>Guillermo A Picado, Property Owner</td>
<td>2320 W. Greenfield Av. 8th Dist.</td>
</tr>
</tbody>
</table>

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

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

6. That no sales vehicles are displayed 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 repair work is conducted inside the building.

10. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
Item 7  

Case No./Case Type: 33154 Special Use

Description: Joga S Gill  
Lessee

Request to continue occupying the premises as a motor vehicle filling station and car wash.

Premises Address/Ald. Dist.: 2310 W. Greenfield Av.  
A/K/A 2210 W. Greenfield Av.  
8th Dist.

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 signage must meet 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 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.

8. That the car wash does not open before 7 a.m. or close later than 9 p.m.

9. That landscaping and screening is upgraded and maintained to be in compliance with the landscape plan dated February 24, 2004 or other plan as approved by the Zoning Administration Group.

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 these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
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<tbody>
<tr>
<td>8</td>
<td>33193 Special Use</td>
<td>Moras Auto Uno LLC Federico M. Mora; Property Owner</td>
<td>3120 W. Burnham St. 8th 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 landscaping and screening is maintained in accordance with the approved landscape plan.
5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.
6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
7. That no changes are made to the building's façade unless elevation and façade plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.
8. That the applicant submit a revised plan of operation to the Board office detailing a motor vehicle test drive route that discourages the usage of surrounding residential streets.
9. That no work on or storage of vehicles occurs in the public right-of-way.
10. That no sales vehicles are displayed in the public right-of-way.
11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
13. That all repair work is conducted inside the building.
14. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.
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<tr>
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<tbody>
<tr>
<td>9</td>
<td>33195 Special Use</td>
<td>Julio C Ferrufino Lessee</td>
<td>3435 W. Scott St. A/K/A 1204 S. 35th St. 1 8th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a general retail establishment.

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 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.

5. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.

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

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 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.

9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 18, 2028.
<table>
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</thead>
<tbody>
<tr>
<td>10</td>
<td>33211</td>
<td>Special Use</td>
<td>1445 S. 32nd St.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Seeds of Health, Inc. Joseph Wikrent; Property Owner</td>
<td>A/K/A 3218 W. Branting La. 8th Dist.</td>
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<td></td>
<td>Request to construct an accessory use parking lot.</td>
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</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 the additional landscaping proposed in the landscape plan submitted to the Board on May 16, 2014 is installed within 90 days of occupancy and that all existing and proposed landscaping and screening is maintained in a manner that meets the intent of City code.

5. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the fence columns and concrete steps to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days.

6. That this Special Use is granted to run with the land.
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</thead>
<tbody>
<tr>
<td>11</td>
<td>33217 Dimensional Variance</td>
<td>Jo Anne Anton Lessee Request to continue to allow an off-premise sign that does not meet the minimum setback or minimum distance between signs.</td>
<td>1610 W. St Paul Av. A/K/A 1712 W. St Paul Av. 8th 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 these Variances are granted for a period of ten (10) years, commencing with the date hereof.
<table>
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<tr>
<th>Item No.</th>
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</thead>
<tbody>
<tr>
<td>12</td>
<td>33163 Special Use</td>
<td>Love To Care Child Center LLC Wanda Hudson; Lessee</td>
<td>9171 N. 76th St. A/K/A 9187 N. 76th St. 9th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Sunday 5:30 a.m. - midnight.

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 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.
7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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<tbody>
<tr>
<td>13</td>
<td>33216 Special Use</td>
<td>Oneida Tribe of Indians of Wisconsin Lessee</td>
<td>6811 W. Morgan Av. A/K/A 3515 S. 68th St. 11th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying a portion of the premises as a social service 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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</thead>
<tbody>
<tr>
<td>14</td>
<td>33226 Special Use</td>
<td>Mark R Nimmer Property Owner</td>
<td>6530 W. Forest Home Av. 11th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a contractor’s shop.

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

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 Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.
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<tr>
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</thead>
<tbody>
<tr>
<td>15</td>
<td>33192 Special Use</td>
<td>Amatitlan Groceries LLC Hugo L. Alarcon; Lessee</td>
<td>2366 S. 9th Pl. A/K/A 924 A W. Hayes Av. 12th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a general retail establishment (this is a new operator).

**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.295-505-5 of the Milwaukee Zoning Code. Specifically that there be no more than one wall sign on each of the street façades and that neither sign exceed 18 sq. ft. in area.

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 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 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.

8. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the platform with steps to occupy the public right-of-way of South 9th Place and the propane tank storage cage to occupy the public right-of-way of West Hayes Avenue. The Special Privilege application must be submitted within thirty (30) days.

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.


12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
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</thead>
<tbody>
<tr>
<td>16</td>
<td>33157 Special Use/Dimensional Variance</td>
<td>Robert Anderson II Prospective Buyer Request to occupy the premises as a motor vehicle repair facility that does not meet the minimum required landscaping.</td>
<td>7501 W. Villard Av. 2nd Dist.</td>
</tr>
</tbody>
</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. The plastic-faced display of the existing internally illuminated freestanding box sign may be replaced with a new plate, but there shall be no increase in the height or area of the existing freestanding sign, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.  
5. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 16, 2014.  
6. That no work on or storage of vehicles 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 repair work is conducted inside the building.  
10. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof.
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<tr>
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<tbody>
<tr>
<td>17</td>
<td>33160 Special Use</td>
<td>Murphy L Jamerson Sr. Lessee</td>
<td>9135 W. Silver Spring Dr. 2nd Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Sunday 5:00 a.m. - 11:30 p.m.

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 decorative metal fence along the West Silver Spring Drive frontage is maintained in a manner that meets the intent of City code.

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

6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.

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.

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 five (5) years, commencing with the date hereof.
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<tbody>
<tr>
<td>18</td>
<td>33177 Special Use</td>
<td>Satpal Singh Lessee</td>
<td>6530 W. Fond Du Lac Av. A/K/A 6542 W. Fond Du Lac Av. 2nd Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying 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 landscaping and screening 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 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.

8. That the hours of operation for the car washing facility be 7 a.m. - 9 p.m. during the months of May through October and from 7 a.m. - 10 p.m. during the months of November through April.

9. That the car wash shall be secured with a chain at closing.

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.
<table>
<thead>
<tr>
<th>Item</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>33205 Special Use</td>
<td>Marquis Noble, Lessee</td>
<td>9700 W. Appleton Av. A/K/A 9706 W. Appleton Av. 2nd Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 147 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday - Sunday 6:00 a.m. - 8:30 p.m.

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 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.

7. That landscaping and screening for the parking lot along the West Sheridan Avenue frontage is maintained in accordance with the landscape plan submitted to the Department of City Development in August of 2004.

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 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>20</td>
<td>33065 Special Use</td>
<td>HeavensGate Int'l Churches, Benjamin E. Ezekiel; Lessee</td>
<td>5401 N. 76th St. A/K/A 5401 N. 76th St. 100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy a portion of the premises as a religious assembly hall.</td>
<td>2nd Dist.</td>
</tr>
<tr>
<td></td>
<td>Action: Adjoined</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Motion: This matter has been adjourned at the request of an interested party.</td>
<td></td>
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<tr>
<td></td>
<td>Vote: --</td>
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</tr>
<tr>
<td></td>
<td>Conditions of Approval: --</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>33175 Special Use</td>
<td>Roots Counseling Services LLC, Lessee</td>
<td>1863 N. Farwell Av.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a social service facility.</td>
<td>3rd Dist.</td>
</tr>
<tr>
<td></td>
<td>Action: Granted 3 yrs.</td>
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<tr>
<td></td>
<td>Motion: Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.</td>
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<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td></td>
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</tr>
<tr>
<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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<tr>
<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>
<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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<tr>
<td></td>
<td></td>
<td>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 prior to occupancy.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>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.</td>
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<tr>
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<td></td>
<td>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</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>22</td>
<td>33224 Special Use</td>
<td>Christopher M. Kruse dba Off The Beaten Path; Lessee Request to continue occupying the premises as a second-hand sales facility.</td>
<td>1936 N. Farwell Av. A/K/A 1936 N. Farwell Av. 1 3rd Dist.</td>
</tr>
</tbody>
</table>

**Action:**
Grant 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 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 applicant does not have outdoor storage or display of products or merchandise.
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 the petitioner shall comply with MPD documentation and record keeping requirements, if applicable.
9. 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>23</td>
<td>33223 Special Use/Dimensional Variance</td>
<td>417 E Chicago LLC\nc/o Dohmen Life Science Services\nProperty Owner</td>
<td>417 E. Chicago St.\nA/K/A 185 N. Jefferson St. 4th Dist.</td>
</tr>
<tr>
<td></td>
<td>Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscape buffer (required 5 ft. / proposed 4 ft.).</td>
<td></td>
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</tr>
</tbody>
</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 a revised landscape and screening plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.

5. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and maintained in a manner that meets the intent of City code.

6. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, landscaping and excavation of fence pillars. The DPW permit must be obtained prior to the start of any work in the public right-of-way.

7. That this Special Use and this Variance are 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>24</td>
<td>33202 Special Use</td>
<td>Qurdell Mattis Lessee</td>
<td>505 N. 27th St. 4th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle sales and repair 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 signage must conform to the sign 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 all repair work is conducted inside the building.
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 all repair work is conducted inside the building.
13. That these Special Uses are 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>25</td>
<td>33206 Special Use</td>
<td>Phyllis Sterling Property Owner</td>
<td>8593 W. Appleton Av. A/K/A 8595 W. Appleton Av. 5th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 8 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.

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. The applicant care for a maximum of 8 children at a time.

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./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>33227 Special Use</td>
<td>Osama Abushanab Lessee</td>
<td>7601 W. Hampton Av. 5th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a fast-food/carry-out restaurant.

**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 landscaping and screening is maintained in a manner that meets the intent of City 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.

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

8. That the storefront windows remain as clear glass and maintained in an attractive manner.

9. That the applicant install a sign at the driveway on West Hampton Avenue stating "NO LEFT TURN" within 60 days.

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.
<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>27</td>
<td>33062 Special Use</td>
<td>New Horizon Center Daycare, Saleem or Olivia El-Amin, Lessee</td>
<td>7918 W. Capitol Dr., 5th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 85 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight.

**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 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 all pick-up and drop-off after 7:00 p.m. be conducted along Capitol Drive.

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>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>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as a social service facility.

**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 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.

5. 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.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>33049</td>
<td>Special Use</td>
<td>CRC Health Group Inc. Debra Danoski; Lessee</td>
<td>3707 N. Richards St. A/K/A 3707 N. Richards St. 105 6th Dist.</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a medical service facility.

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 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 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>30</td>
<td>33097 Special Use</td>
<td>Gene Brown</td>
<td>139 E. Burleigh St.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lessee</td>
<td>A/K/A 141 E. Burleigh St.</td>
</tr>
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<td></td>
<td>6th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a personal service facility.

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:

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 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 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 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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.

9. The business only operates between the hours of 8:00 a.m. - 6:00 p.m. Tuesday thru Saturday, as stated in the plan of operation dated March 19, 2014.

10. 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>31</td>
<td>33162 Special Use</td>
<td>Alejandro Cardona; Androz Martinez; Lessee</td>
<td>3345 N. Booth St. A/K/A 3341 N. Booth St. 6th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a motor vehicle repair facility and body shop.

Action: Granted 3 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.

5. That landscaping and screening in accordance to the plan submitted to the Board on May 24, 2014 or other landscape plan that has been approved by the Zoning Administrative Group is installed within 120 days of occupancy and is maintained in a manner that meets the intent of City code.

6. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.

7. That any decorative fence, if required, is installed wholly on private property.

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

9. That the southerly driveway be properly abandoned and restored to curb and gutter within one (1) year of Board approval.

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 motor vehicle body work is performed inside the building with the doors closed, all vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed unless a spray booth is installed under permit, inspected and approved.

13. That all areas used for driving or the parking of vehicles be paved in accordance with Milwaukee Code of Ordinances s.252-74 within 180 days of Board approval.

14. 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.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>32</td>
<td>33179</td>
<td>Special Use</td>
<td>The New Horizons Center, Inc. Saleem El-Amin; Lessee Request to occupy the premises as a day care center for 85 children on first shift and 40 children on second shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight.</td>
<td>4200 N. Holton St. A/K/A 4200 N. Holton St. 120 6th 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.295-805 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 petitioner submits plans prepared by an architect for the conversion of the area to be occupied in the building, obtains all required permits and obtains a final occupancy certificate by having all required inspections, complies with current State commercial building code for Day Care occupancies and complies with all zoning conditions and building code requirements prior to occupancy.

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 three (3) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
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<tbody>
<tr>
<td>33</td>
<td>33228</td>
<td>Granted</td>
<td>Hesham Al Ali; Property Owner</td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td>Request to modify condition #6 of case #28787 stating that &quot;no interior or exterior window or door grates are used.&quot;.</td>
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<tr>
<td></td>
<td>Action:</td>
<td>Granted</td>
<td></td>
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<td></td>
<td>Motion:</td>
<td>Martin Kohler moved to remove the condition from case #28787. Seconded by Jose Dominguez.</td>
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<td></td>
<td>Vote:</td>
<td>4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conditions of Approval:</td>
<td>--</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>
<td>34</td>
<td>33151 Special Use</td>
<td>Luis Mercado Lessee</td>
<td>3801 N. 35th St. 7th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a motor vehicle repair facility and body shop.

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 the petitioner must meet with the Zoning Administration Group to review landscaping issues within 60 days of Board approval of the Special Use. If the Zoning Administration Group determines that landscaping is feasible then the petitioner must submit a landscape and screening plan to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits.

6. That no work on or storage of vehicles 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 repair work is conducted inside the building.

10. That all motor vehicle body work is performed inside the building with the doors closed, all vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances.

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.</th>
<th>Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
</table>
| 35      | 33165    | Special Use | AIDS Resource Center of Wisconsin  
Roma Hanson; Lessee | 923 S. 24th St.  
A/K/A 925 S. 24th St.  
8th Dist. |
|         |          |           | Request to occupy the premises as a transitional living facility for 15 occupants. | |
|         |          |           | 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 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |
| 36      | 33215    | Special Use | Aneudy Rodriguez Mendoza  
Lessee | 2029 W. Mitchell St.  
A/K/A 2029 A W. Mitchell St.  
8th Dist. |
<p>|         |          |           | Request to occupy the premises as a currency exchange facility. | |
|         |          |           | Action: Adjourned | |
|         |          |           | Motion: This matter has been adjourned at the request of the Alderman of the District. | |
|         |          |           | Vote: -- | |
|         |          |           | Conditions of Approval: -- | |</p>
<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>Special Use</td>
<td>Precious Blessings Learning Center Rochelle J. Newman; Lessee Request to occupy the premises as a day care center for 75 children per shift infant - 13 years of age, operating Monday - Sunday 5:30 a.m. - 1:00 a.m.</td>
<td>7255 W. Appleton Av. A/K/A 7255 W. Appleton Av. 200B 10th Dist.</td>
</tr>
<tr>
<td>38</td>
<td>Special Use/Dimensional Variance</td>
<td>Smart Dollar Auto Jeffrey Weigel; Lessee Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping.</td>
<td>1605 W. Forest Home Av. A/K/A 1981 S. 16th St. 12th Dist.</td>
</tr>
</tbody>
</table>

Action: Adjourned
Motion: This matter has been adjourned at the request of the Alderman of the District.
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>39</td>
<td>33213 Use Variance</td>
<td>Tiffany Weber Prospective Buyer</td>
<td>432 E. Bay St. 14th Dist.</td>
</tr>
</tbody>
</table>

Request to occupy the premises as an animal boarding facility.

**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.


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 prior to occupancy.

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

7. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>33078 Special Use</td>
<td>Community Advocates Andi Elliott; Property Owner</td>
<td>2511 W. Vine St. A/K/A 2513 W. Vine St. 15th Dist.</td>
</tr>
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<td></td>
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<td>Request to continue occupying the premises as a community living arrangement for 15 occupants and a social service facility. Action: Granted 10 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 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 these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.</td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>33041 Special Use</td>
<td>Nathaniel Pointer Lessee</td>
<td>7419 W. Mill Rd. A/K/A 7415 W. Mill Rd. 2nd Dist.</td>
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<td></td>
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<td>Request to occupy a portion of the premises as a motor vehicle repair facility and body shop. Action: Adjourned Motion: Henry Szymanski moved to adjourn the appeal. Seconded by Jose Dominguez. Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained. Conditions of Approval: --</td>
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<tr>
<td>42</td>
<td>33114 Special Use</td>
<td>Sondra Jordan Property Owner</td>
<td>7319 W. Beckett Av. A/K/A 7317 W. Beckett Av. 2nd Dist.</td>
</tr>
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<td></td>
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<td>Request to occupy the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.</td>
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<td>Action: Dismissed</td>
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<td>Motion: Martin Kohler moved to dismiss the appeal. Seconded by Henry Szymanski.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval: --</td>
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<tr>
<td>43</td>
<td>33050 Special Use</td>
<td>Brennan Landscaping, Inc. Timothy T. Brennan; Property Owner</td>
<td>2409 S. 13th St. A/K/A 2401 S. 13th St. 12th Dist.</td>
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<td>Request to occupy the premises as a contractor's yard.</td>
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<td>Action: Denied</td>
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<td>Motion: Henry Szymanski moved to deny the appeal. Seconded by Jose Dominguez.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<td>Conditions of Approval: --</td>
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**Other Business:**

Board member Martin Kohler moved to approve the minutes of the June 6, 2014 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for July 24, 2014.

Board member Henry Szymanski moved to adjourn the meeting at 6:56 p.m. Seconded by Board member Martin Kohler. Unanimously approved.

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**BOARD OF ZONING APPEALS**

_______________________________________
Secretary of the Board