

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

**REGULAR MEETING – September 11, 2014**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

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PRESENT:

**Chairwoman:** Catherine M. Doyle (*voting on items 1 – 82*)

**Members:** Henry P. Szymanski (*voting on items 1 – 82*)  
Martin E. Kohler (*voting on items 1 – 82*)  
Jose L. Dominguez (*voting on items 1 – 82*)  
Jewel Currie (*voting on items 1 – 65, 67 – 73, 75 – 82*)

**Alt. Board Members:** Karen D. Dardy (*present, voting on items 66 and 74*)

START TIME: 4:04 p.m.

End Time: 7:33 p.m.

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<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
1	33281 Special Use/ Dimensional Variance	Pieper Properties Ann Pieper Eisenbrown; Property Owner  Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping.	300 W. Florida St. A/K/A 316 W. Florida St. 12th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	33264 Dimensional Variance	Frankie Grisson Sonya Bradley; Lessee  Request to allow a wall sign that exceeds the maximum allowed area (required 64 sq.ft. / proposed 133.2 sq.ft.) at the Board-approved day care center.	4502 N. Teutonia Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
3	33387 Extension of Time	Jackson Park Congregation of Jehovah's Witnesses Frank Nickel; Property Owner  Request for an extension of time to comply with the conditions of case #32674.	3420 W. Forest Home Av. A/K/A 3422 W. Forest Home Av. 11th Dist.
	Action:	Granted 1 yr.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	EXTENSION OF TIME REQUEST APPROVED. MUST COMPLY WITH CONDITIONS OF CASE #32674: 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 principal use parking lot at 3438 W. Forest Home is landscaped in accordance with s.295-405 of the Milwaukee Code of Ordinances.  5. 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 of building addition.  6. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on September 11, 2028.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	33354 Extension of Time	Kulwant Dhillon Property Owner	3474 N. Holton St. A/K/A 519 E. Keefe Av. 6th Dist.
		Request for an extension of time to comply with the conditions of case #32279.	
	Action:	Granted 1 yr.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	EXTENSION OF TIME REQUEST APPROVED. MUST COMPLY WITH CONDITIONS OF CASE #32279: 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 agrees to work with the Department of City Development Planning Administration staff on final resolution of design issues including, but not limited to, site plans, façade & elevation plans, landscape plans and glazing 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. 5. That site illumination must meet the lighting standards of s.295-409 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 landscaping and screening is maintained in a manner that meets the intent of City code. 9. That the certified survey map combining these parcels is approved by the common council. 10. That employee parking is provided either immediately adjacent to the property or on the property. 11. 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 and the construction of driveway approaches. 12. That the curbs shown projecting into East Keefe Avenue stop at the property line. 13. That the planting bed on North Holton Street must not project beyond the property line. 14. That the applicant does not have outdoor storage or display of products or merchandise. 15. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 16. That 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. 17. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 11, 2022.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	33343 Special Use	Bridgeman Foods II, Inc. Paul S. Thompson or Sharon Mitchell; Lessee	2310 S. 43rd St. A/K/A 4239 W. Lincoln Av. 8th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.</li> <li>5. That the petitioner maintain landscaping and screening in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>7. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	33305 Special Use	Balvir Singh Property Owner	6330 W. Silver Spring Dr. 9th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>7. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That the petitioner maintain landscaping and screening in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>9. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	33319 Dimensional Variance	Roundy's Supermarkets, Inc. Jessica Ditscheit; Lessee	8120 W. Brown Deer Rd. 9th Dist.
		Request to continue to allow a wall sign that exceeds the maximum allowed area (allowed 150 sq.ft. / proposed 230 sq.ft.).	
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
8	33328 Special Use	Eisenhower Center, Inc. Barbara Rowland or David Ordan; Property Owner	4425 W. Woolworth Av. 9th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	33329 Special Use	Deborah Jooyandeh Lessee	6726 W. Morgan Av. A/K/A 6728 W. Morgan Av. 11th Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>5. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>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.</li> <li>7. That the petitioner shall comply with MPD documentation and record keeping requirements.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	33265 Special Use	Torrijos LLC Juan J. Torrijos; Property Owner	1324 S. 7th St. A/K/A 1326 S. 7th St. 12th Dist.
		Request to continue occupying the premises as an accessory use parking lot (this is a new operator).	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



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11	33290 Special Use/ Dimensional Variance	Iglesia Bautista Nueva Vida en Cristo Roberto Torres; Property Owner  Request to continue occupying the premises as a religious assembly hall that does not meet the minimum number of parking spaces (this is a new operator).	1738 S. 11th St. A/K/A 1038 A W. Maple St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	33310 Special Use	Iglesia Del Dios Vivo Columna y Apoyo de la Verdad Property Owner  Request to continue occupying the premises as a religious assembly hall.	1570 W. Greenfield Av. A/K/A 1572 W. Greenfield Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
13	33311 Special Use	Iglesia Del Dios Vivo Columna y Apoyo de la Verdad Property Owner  Request to continue occupying the premises as a religious assembly hall.	1316 S. Cesar E Chavez Dr. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	33373 Special Use	Springfield College School of Human Services; Lessee  Request to occupy a portion of the premises as a college.	700 W. Virginia St. A/K/A 700 W. Virginia St. 500 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>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.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	33312 Special Use	Iglesia Del Dios Vivo Columna y Apoyo de la Verdad Property Owner  Request to continue occupying the premises as a religious assembly hall.	1310 S. Cesar E Chavez Dr. A/K/A 1312 S. Cesar E Chavez Dr. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the business operate within the hours as described in the plan of operation submitted on July 9, 2014.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
16	33326 Special Use	Byron F Gudiel Prospective Buyer  Request to construct an addition and to occupy the premises as a tavern.	1629 S. 10th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	33334 Special Use	IMPACT Alcohol & Other Drug Abuse Services, Inc. John Hyatt; Lessee	611 W. National Av. A/K/A 611 W. National Av. 301 12th Dist.
		Request to occupy a portion of the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
18	33350 Special Use	United Community Center Juan Ruiz; Lessee	828 S. 9th St. A/K/A 830 S. 9th St. 12th Dist.
		Request to continue occupying the premises as a principal use parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner maintain landscaping and screening in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	33367 Special Use	Fadi Hussein Lessee  Request to continue occupying the premises as a general retail establishment (this is a new operator).	1239 S. 12th St. A/K/A 1235 S. 12th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That signage is to be located within the storefront windows and/or be located in the sign band above the storefront windows, or the existing sign band on the south side of the building.</li> <li>6. That the existing first floor windows along the South 12th Street frontage remain as transparent vision glass and are maintained in an attractive manner.</li> <li>7. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Mercantile occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

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20	33368 Special Use/ Dimensional Variance	Iglesia de Dios Pentecostal Property Owner  Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 10 / proposed 5).	1574 W. Becher St. A/K/A 2072 S. 16th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	33262 Special Use	MCHC Fozia Ahmad; Lessee  Request to occupy a portion of the premises as a community center and an adult day care center.	801 W. Layton Av. A/K/A 809 W. Layton Av. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and local building code requirements prior to occupancy.</li> <li>6. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	33313 Special Use	Crescent Learning Center, LLC Rafat Arain; Lessee  Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 11:00 p.m. for the Board approved day care center operating Monday - Friday for 94 children per shift infant - 12 years of age (this is a new operator).	801 W. Layton Av. A/K/A 809 W. Layton Av. 13th Dist.
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>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 BOZA approval of the Special Use.</li> <li>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.</li> <li>8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 18, 2017.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	33365 Dimensional Variance	Ryan Thacker Property Owner	403 E. Plainfield Av. 13th Dist.
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a 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 shrubs and other plant materials and/or excavation related to construction of the deck footings. 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.</li> <li>5. That the petitioner obtains all required building permits for construction of the deck.</li> <li>6. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	33374 Special Use	G.S.S. Corporation c/o Rosen Nissan; Property Owner	5575 S. 27th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility.	
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That additional shrubs are planted along the South 27th Street frontage in accordance with the landscape plan that was approved by the Department of City Development on May 24, 2004. The additional landscaping must be installed within 90 days of Board approval of the Special Use.</li> <li>6. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>7. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>8. That no sales vehicles are displayed in the public right-of-way.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on March 18, 2024.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	33291 Special Use	Paris Crossley Property Owner	2776 N. 17th St. A/K/A 1629 W. Hadley St. 15th Dist.
		Request to continue occupying the premises as a personal service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That the first floor windows along the North 17th Street façade &amp; the western-most first floor storefront window along the West Hadley Street façade remain as transparent vision glass and are maintained in an attractive manner.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	33309 Special Use	Sojourner Family Peace Center Jake Lennart; Lessee  Request to continue occupying the premises as a social service facility.	3732 W. Wisconsin Av. A/K/A 3724 W. Wisconsin Av. 15th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>5. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	
27	33321 Dimensional Variance	Rebecca L Fitch Property Owner  Request to allow a fence that does not meet the minimum required setback and is located within the vision triangle.	2804 N. Grant Bl. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of Staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	33376 Special Use	Apple Tree Educational Services, LLC Charlotte Randolph; Lessee	1726 W. Lloyd St. 15th Dist.
		Request to continue occupying the premises as a day care center for 30 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator).	
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. 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.</li> <li>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 licensure.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>9. That the applicant maintains the loading zone on West Lloyd Street. Please contact Mr. Joe Halvorson at 414-286-8677 to renew the loading zone, when necessary.</li> <li>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	33314 Special Use	AFV LLC Linda A. Nakas; Lessee	3727 W. Villard Av. 1st Dist.
		Request to occupy the premises as a day care center for 82 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m.	
	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:	<p>4. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>5. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>6. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>7. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</p> <p>8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</p> <p>9. 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.</p> <p>10. 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.</p> <p>11. That the applicant applies for a loading zone on West Villard Avenue within thirty (30) days. Please contact Mr. Joe Halvorson at 414-286-8677 to apply for or to renew, if necessary, the loading zone.</p> <p>12. That the petitioner obtains an occupancy certificate by having all required inspections, complies with State commercial building code for Daycare occupancies and complies with all zoning conditions and building code requirements.</p> <p>13. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 19, 2022.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	33297 Special Use	New Greater Love Baptist Church Lessee	6063 N. Teutonia Av. A/K/A 6161 N. Teutonia Av. 1st Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>5. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	33371 Special Use	Macedonia Baptist Church, Inc. Rodney Cunningham; Property Owner	7265 N. Teutonia Av. 1st Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner maintain landscaping and screening in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	33298 Special Use	Tiffany Brown Property Owner	6301 W. Congress St. A/K/A 6301 W. Congress St. 1 2nd Dist.
		Request to continue occupying the premises as a group home for 5 occupants.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. 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.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	33303 Special Use	North Side Petroleum, Inc. Mandeep Dhawan; Property Owner	6028 W. Fond Du Lac Av. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on December 11, 1998, and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</li> <li>7. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	33317 Special Use	Learning Through Technology Childcare Academy Omar Jackson; Lessee	7625 W. Fond Du Lac Av. A/K/A 7633 W. Fond Du Lac Av. 2nd Dist.
		Request to increase the number of children from 205 to 222 for the Board approved 24 hour day care center operating Monday - Friday for children infant - 12 years of age.	
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That the petitioner submit a copy of the State of Wisconsin day care license for the expanded daycare to the Board of Zoning Appeals within 60 days of State issuance of the license.</li> <li>7. That landscaping and screening is maintained in a manner that meets the intent of City code.</li> <li>8. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on May 13, 2019.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	33344 Special Use	Martha Brock Lessee	4234 B N. 76th St. A/K/A 4234 N. 76th St. 2nd Dist.
		Request to continue occupying the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the 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.</li> <li>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.</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	33366 Special Use	Milwaukee Tire and Battery LLC Kendra Graham or Kenneth Graham; Lessee	6046 W. Fond Du Lac Av. A/K/A 6050 W. Fond Du Lac Av. 300 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>6. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>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.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	33369 Special Use	Milton T Pointer Property Owner	6333 W. Fond Du Lac Av. 2nd Dist.
		Request to continue occupying the premises as an outdoor storage facility (used in conjunction with the nonconforming motor vehicle repair facility).	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the opaque screening is is maintained in a neat and orderly manner.</li> <li>6. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	33300 Special Use	Dirty Dogs LLC Lincoln Fowler; Property Owner	3009 N. Humboldt Bl. 3rd Dist.
		Request to continue occupying the premises as a principal use parking lot.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner maintain landscaping and screening in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>5. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	33352 Special Use	New Life Counseling and Family Social Service Barbara Tate or Theresa Anthony; Lessee	1442 N. Farwell Av. A/K/A 1442 N. Farwell Av. 603 3rd Dist.
		Request to occupy a portion of the premises as a health clinic.	
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for NS2 zoning districts.</li> <li>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.</li> <li>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	33346 Dimensional Variance	Scott McBride Property Owner  Request to raze the existing garage and construct a new garage that does not meet the minimum required alley setback or side setback and exceeds the maximum allowed sidewall height.	2512 E. Linnwood Av. 3rd Dist.
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That these Dimensional Variances be granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	33361 Special Use	Susanna S Trammell Property Owner	915 E. Wright St. A/K/A 915 A E. Wright St. 3rd Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as 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.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>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.</li> <li>8. That the petitioner shall comply with MPD documentation and record keeping requirements.</li> <li>9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Mercantile occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	33347 Use Variance	Tripoli Temple James B. Christie; Lessee  Request to continue occupying the premises as an assembly hall.	3000 W. Wisconsin Av. A/K/A 727 N. 29th St. 4th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That this Variance is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	33348 Special Use	Ebenezer Child Care and Training Center, Inc. Beverly J. Anderson; Property Owner	340 W. St Paul Av. A/K/A 330 W. St Paul Av. 4th Dist.
		Request to continue occupying the premises as a day care center for 120 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner 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.</li> <li>5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>6. That the applicant maintains a loading zone on West St Paul Avenue. Please contact Mr. Joe Halvorson at 414-286-8677 to renew the loading zone as necessary.</li> <li>7. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	33353 Special Use	Thanks A-Lot, LLC Bonnie Bockl Joseph; Property Owner  Request to continue occupying the premises as a principal use parking lot.	843 N. Plankinton Av. A/K/A 857 N. Plankinton Av. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
45	33238 Special Use	Phillip L Dixon, Sr. Lessee  Request to continue occupying the premises as a general retail establishment.	333 E. Hadley St. A/K/A 321 E. Hadley St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of Staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	33288 Special Use/ Dimensional Variance	St. James Community Mission Church Charles E. or Beverly J. Fair; Property Owner  Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 13 / proposed 0).	1831 W. Atkinson Av. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	33292 Special Use	Haji LLC Mohammad Saleem; Lessee	2860 N. Holton St. A/K/A 2864 N. Holton St. 6th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>5. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s.84-7 of the Milwaukee Code of Ordinances.</li> <li>6. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>7. That within 30 days of Board Approval of the Special Use the petitioner must submit to the Board pictures or other evidence indicating that the petitioner has complied with condition #5 of case #32221 (which required that the height of the pylon sign be reduced).</li> <li>8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	33293 Special Use	Iphra Wigley Property Owner  Request to occupy the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. - midnight.	3567 N. Martin L King Jr Dr. A/K/A 3567 A N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Educational - E occupancies and complies with all zoning conditions and building code requirements.</li> <li>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	33316 Special Use	Syronia Clark Property Owner	1900 W. Chambers St. A/K/A 1900 W. Chambers St. A 6th Dist.
		Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant - 12 years of age, operating Monday - Sunday.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. 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.</li> <li>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.</li> <li>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	33336 Special Use	Career Youth Development, Inc. Elizabeth M. Coggs; Property Owner  Request to continue occupying the premises as a social service facility.	2601 N. Martin L King Jr Dr. A/K/A 2603 N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
51	33320 Special Use	Jomyka C Burks Lessee  Request to increase the number of children from 40 to 48 per shift (20 per shift at night) and to continue occupying the premises as a 24 hour day care center for children infant to 12 years of age, operating Monday - Sunday.	4434 W. Capitol Dr. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of Staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	33349 Special Use	Alicia Sanders Lessee	4840 W. Fond Du Lac Av. A/K/A 4838 W. Fond Du Lac Av. 7th Dist.
		Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 9:00 p.m. to Monday - Saturday 6:00 a.m. - 11:00 p.m., and to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age.	
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>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.</li> <li>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.</li> <li>8. That the applicant maintains a loading zone on West Fond du Lac Avenue. Please contact Mr. Joe Halvorson at 414-286-8677 to renew the loading zone as necessary.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	33360 Special Use	Universal Peace in Christ Church, Inc. Dorothy Glisper; Property Owner	3615 W. Fond Du Lac Av. A/K/A 3611 W. Fond Du Lac Av. 7th Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	33370 Special Use	Thomas E Sanders Property Owner	3427 N. 35th St. 7th Dist.
		Request to occupy the premises as a hand car wash.	
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the 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.</li> <li>6. That all car washing activities occur within the building.</li> <li>7. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	33252 Dimensional Variance	Javier Cabrera Lessee  Request to allow a wall sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 216 sq.ft.).	2224 W. Lincoln Av. 8th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
56	33357 Dimensional Variance	American Auto Wash LLC Property Owner  Request to allow a freestanding sign that exceeds the maximum allowed height and the maximum allowed area.	7334 W. Good Hope Rd. A/K/A 7338 W. Good Hope Rd. 9th Dist.
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 1 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>5. That these Variances are granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	33330 Dimensional Variance	Riteway Bus Service Inc. Gianni Giorgi; Property Owner  Request to allow a temporary banner sign for more than the allowed display period (allowed 60 days / proposed >60 days).	6301 W. Mill Rd. 9th Dist.
	Action:	Denied	
	Motion:	Jewel Currie moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	33339 Special Use	Divine Covenant Church Prospective Buyer	9220 W. Howard Av. A/K/A 9218 W. Howard Av. 11th Dist.
		Request to occupy the premises as a religious assembly hall.	
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>6. That within 60 days of Board approval of the Special Use the petitioner must meet with the Zoning Administration Group to create a landscape plan for the parking lot along the West Howard Avenue frontage. The petitioner must then submit a landscape plan to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. The landscape plan may require the removal of a portion of the paved surface to create a planting strip.</li> <li>7. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	33327 Use Variance	Soraida B Nunez Property Owner  Request to occupy the premises as an assembly hall.	1900 W. Grant St. A/K/A 1904 W. Grant St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	
60	33337 Dimensional Variance	Sarah Jonas Property Owner  Request to raze the existing garage and construct a garage that does not meet the minimum required rear setback or side street setback.	752 E. Homer St. A/K/A 750 E. Homer St. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That prior to the issuance of any permits, the petitioner and the north-abutting property owner record an easement with the Milwaukee County Register of Deeds granting permission for the garage to encroach onto the neighboring property and granting the petitioner the right to access the north-abutting property solely for the purpose of performing maintenance on the garage.</li> <li>5. That a copy of the easement be submitted to the Board of Zoning Appeals.</li> <li>6. That these Variances are granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	33397 Special Use	U.S. Venture, Inc. Lessee  Request to occupy a portion of the premises as a hazardous materials storage facility.	1626 S. Harbor Dr. A/K/A 1135 S. Lincoln Memorial Dr. 14th Dist.
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	33236 Special Use	Nevada Corporation dba McDonald's Deborah N. Allen; Franchisee	920 W. North Av. 15th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility (this is a new operator).	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on December 14, 1993 or other landscape plan as approved by the Zoning Administration Group.</li> <li>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.</li> <li>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	33318 Special Use	Gloria Diggs Property Owner  Request to occupy the premises as a community living arrangement for 12 occupants.	2403 N. Sherman Bl. A/K/A 2401 N. Sherman Bl. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	33325 Special Use	M&R Automotive Roman Tylman; Property Owner  Request to add motor vehicle sales to the Board approved outdoor salvage operation.	3015 W. Center St. A/K/A 3019 W. Center St. 15th Dist.
	Action:	Granted	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>5. That the opaque fence along the West Center Street property line is maintained in a manner that meets the intent of City Code.</li> <li>6. That no work on or storage of vehicles or other materials occurs in the public right-of-way.</li> <li>7. That no sales vehicles are displayed in the public right-of-way.</li> <li>8. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 2, 2021.</li> </ol>	
65	33116 Special Use	D'Quince Crowell Lessee  Request to occupy the premises as a ground transportation service and an outdoor storage facility.	4912 W. Villard Av. A/K/A 4902 W. Villard Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of Staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	33287 Dimensional Variance	Wisconsin Electric Power Co. dba WE Energies Robert Bokowski; Property Owner	1955 W. Cornell St. 1st Dist.
		Request to erect a barbed wire fence that does not meet the required setback from the street lot line or the minimum required landscaping.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner supplement the existing low level shrubs along the North 20th Street frontage with additional shrubs to screen the premises from adjacent residences and submit a landscaping plan for approval by the Zoning Administration Group.</li> <li>5. That these Variances are granted to run with the land.</li> </ol>	
67	33065 Special Use	HeavensGate Int'l Churches Benjamin E. Ezekiel; Lessee	5401 N. 76th St. A/K/A 5401 N. 76th St. 100 2nd Dist.
		Request to occupy a portion of the premises as a religious assembly hall.	
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	33257 Special Use	Praise Temple, Inc. Terrance Sims; Property Owner  Request to occupy a portion of the premises as an adult day care center for 8 clients.	6103 W. Capitol Dr. A/K/A 6101 W. Capitol Dr. 2nd Dist.
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with applicable State commercial building code for Institutional - I 4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>6. That the facility does not exceed the capacity established by the State Department of Health Services.</li> <li>7. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 14, 2022.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	33270 Special Use	Katherine Zaid Luai Zaid; Property Owner	4270 N. 76th St. 2nd Dist.
		Request to add a motor vehicle repair facility to the existing nonconforming sales 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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner 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.</li> <li>6. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>7. That no sales vehicles are displayed in the public right-of-way.</li> <li>8. That the driveways located on 76th Street and Marion Street, be closed with curb and gutter to City of Milwaukee Standards within one (1) year.</li> <li>9. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.</li> <li>10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>11. That all repair work is conducted inside the building.</li> <li>12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	33274 Special Use	Thomas Smith Lessee  Request to occupy a portion of the premises as an adult day care center for 50 clients operating Monday - Friday 8:00 a.m. - 3:00 p.m.	6623 W. Mill Rd. A/K/A 6649 W. Mill Rd. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
71	33323 Use Variance	Pan African Community Association Fessahaye Mebrahtu; Lessee  Request to occupy a portion of the premises as a social service facility.	4063 N. 64th St. A/K/A 4059 N. 64th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	33345 Dimensional Variance	Mark Tenorio Property Owner  Request to construct a garage that exceeds the maximum allowed sidewall height (maximum 10 ft. / proposed 15.5 ft.).	1728 N. Franklin Pl. A/K/A 1730 N. Franklin Pl. 2F 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no parking occurs on unpaved areas of the property.</li> <li>5. That the applicant obtain all required building permits for the construction of the deck and garage, and complete all inspections as required.</li> <li>6. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	33272 Special Use/ Dimensional Variance	<p>Border Patrol of Wisconsin, Inc. Rich Lepping; Property Owner</p> <p>Request to raze the existing structure and rebuild a fast-food/carry-out restaurant that exceeds the maximum allowed number of parking spaces (allowed 11 / proposed 25), and to install a sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 20 ft.) and the maximum allowed area (allowed 20 sq.ft. / proposed 60 sq.ft.).</p>	2210 W. Wisconsin Av. 4th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the premises is developed in accordance with the site and elevation plans that were submitted to the Board on September 2, 2014.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for NS2 zoning districts.</li> <li>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>7. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on September 2, 2014 is installed within 90 days of occupancy.</li> <li>8. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>9. That the concrete curbs shown at the driveways on West Wisconsin Avenue and North 22nd Street be terminated at the property line. The concrete curbs may not project into the public right-of-way.</li> <li>10. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, digging in the area behind the sidewalk or placing concrete behind the sidewalk. 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.</li> <li>11. That these Variances are granted to run with the land.</li> <li>12. That these Special Uses are granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
74	33286 Dimensional Variance	Wisconsin Electric Power Co. dba WE Energies Robert Bokowski; Property Owner  Request to erect a barbed wire fence that does not meet the required setback from the street lot line or the minimum required landscaping.	2701 W. St Paul Av. 4th Dist.
	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:	--	
75	33332 Dimensional Variance	Who's Milwaukee, LLC Lessee  Request to allow a wall sign that exceeds the maximum allowed area (allowed 50 sq.ft. / proposed 256 sq.ft.).	1007 N. Old World Third St. A/K/A 1005 N. Old World Third St. 4th Dist.
	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:	--	
76	33053 Special Use	Marian Charities, Inc. Bill Suhr; Property Owner  Request to occupy the premises as an assembly hall.	3707 N. 92nd St. A/K/A 3709 N. 92nd St. 5th Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	33338 Use Variance	<p>Keesha Tatum Lessee</p> <p>Request to increase the hours of operation from Monday - Friday 7:00 a.m. - 10:00 p.m. and Saturday 7:00 a.m. - 5:00 p.m. to Monday - Friday 6:00 a.m. - 11:30 p.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m., and to continue occupying the premises as a day care center for 17 children per shift infant - 12 years of age.</p>	<p>10527 W. Appleton Av. A/K/A 10529 W. Appleton Av. 5th Dist.</p>
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. 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.</li> <li>7. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the revised license which indicates the increase in the number of of children.</li> <li>8. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>9. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	33278 Special Use	C&C Child Development Center Cassandra Perine; Lessee  Request to increase the number of children from 34 to 50 per shift for the the Board approved day care center for children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	413 E. North Av. A/K/A 415 E. North Av. 6th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. 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.</li> <li>7. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the revised license which indicts the increase in the number of of children.</li> <li>8. That a loading zone be obtained and/or maintained on East North Avenue. Contact Mr. Joe Halvorson at 414-286-8677 to apply for or to renew, if necessary, the loading zone.</li> <li>9. 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.</li> <li>10. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>11. That the petitioner submit a lease for the adjacent property used for the outdoor play area.</li> <li>12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on March 26, 2023.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	33333 Special Use/ Use Variance	Haba Ismail Nada Ismail; Lessee  Request to occupy a portion of the premises as a second-hand sales facility and a cash-for-gold business.	2011 W. Capitol Dr. A/K/A 2007 W. Capitol Dr. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner submits plans prepared by an architect for the conversion of this building, obtains all required permits and obtains a final occupancy certificate by having all required inspections, complies with current State commercial building code for Mercantile occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>6. That the petitioner shall comply with MPD documentation and record keeping requirements.</li> <li>7. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
80	33356 Special Use	Lakefront Brewery, Inc. Russ Klisch; Prospective Buyer	1890 N. Commerce St. 6th Dist.
		Request to construct a building and to occupy the premises as a heavy manufacturing facility.	
	Action:	Granted 20 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the pipe bridge to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.</li> <li>5. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	33359 Special Use	Lakefront Brewery, Inc. Russ Klisch; Property Owner	1872 N. Commerce St. 6th Dist.
		Request to continue occupying the premises as a heavy manufacturing facility.	
	Action:	Granted 20 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.</li> </ol>	
82	33096 Dimensional Variance	Thomas Pascal Property Owner	2451 W. Mc Kinley Av. A/K/A 1253 N. 24th Pl. 4th Dist.
		Request to occupy the premises as a multi-family dwelling that does not meet the minimum dwelling area per unit (required 1,800 sq.ft. / proposed 1,125 sq.ft.).	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

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

Board member Henry Szymanski moved to approve the minutes of the July 24, 2014 meeting. Seconded by Board member Jose Dominguez. Unanimously approved.

The Board set the next meeting for October 9, 2014.

Board member Jose Dominguez moved to adjourn the meeting at 7:33 p.m. Seconded by Board member Henry Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

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Secretary of the Board