

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – November 13, 2014
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 40 – 58*)

Members: Henry P. Szymanski (*voting on items 1 – 58*)
Martin E. Kohler (*voting on items 1 – 58*)
Jose L. Dominguez (*voting on items 34 – 58*)
Jewel Currie (*voting on items 1 – 39, 41 – 51, 53 – 58*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 – 40, 52*)

START TIME: 4:09 p.m.

End Time: 7:00 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	33362 Special Use	Guangfu Jia Qiuhui Yang; Prospective Buyer Request to occupy a portion of the premises as a bed and breakfast.	3587 S. 41st St. A/K/A 3601 S. 41st St. 11th Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	33472 Dimensional Variance	Thomas Scott McCartan Property Owner Request to construct an addition to the single-family dwelling that does not meet the minimum required rear yard setback and exceeds the allowed enlargement of gross floor area.	3043 S. Shore Dr. 14th Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	
3	33002 Use Variance	Jimmy Pate Lessee Request to occupy a portion of the premises as a contractor's shop.	3918 W. Kisslich Pl. A/K/A 3916 W. Kisslich Pl. 15th Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	33408 Special Use	Mary C. McIntosh Survivor's Trust Gene Schmitz, Scrub-A-Dub Corporation; Property Owner	555 S. 84th St. 10th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility and car wash.	
	Action:	Granted 15 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That additional shrubs are planted in the planting strip along South 84th Street in accordance with the landscape plan submitted to the Board on March 22, 1996. 5. 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. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all repair work is conducted inside the building. 9. That these Special Uses are granted for a period of fifteen (15) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	33460 Dimensional Variance	Clare Scheuerell Property Owner Request to construct an addition to the existing single-family dwelling that does not meet the minimum required sideyard setback (required 6 ft. / proposed 4.5 ft.).	2910 S. 67th St. 11th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	
6	33483 Special Use	Scott Woeckener Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility.	4266 S. 60th St. 11th 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>
7	33392 Special Use	Gwanny'z World Child Care and Learning Center Wanda Pruitt; Lessee	1926 W. Arrow St. A/K/A 1432 S. 20th St. 12th Dist.
		Request to increase the number of children from 30 to 40 per shift and increase the days of operation from Monday - Friday to Monday - Sunday, and to continue occupying the premises as a day care center for children infant - 12 years of age, operating 6:00 a.m. - midnight (this is a new operator).	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. Specifically that wall signage shall not exceed 18 sq.ft. per street frontage. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the storefront windows remain as transparent glass and are maintained in an attractive manner. 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 license. 8. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 9. That the applicant applies for a loading zone on South 20th Street within thirty (30) days. 10. 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. 11. That the facility does not exceed the capacity established by the State Department of Children and Families, or the capacity determined by the Construction Inspector from the Department of Neighborhood Services. 12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on October 18, 2017. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	33439 Dimensional Variance	Wisconsin Corporation of Seventh-Day Adventists Property Owner Request to continue occupying the premises as a permitted religious assembly hall that does not meet the minimum number of required parking spaces (required 22 / proposed 0).	1403 W. Hayes Av. A/K/A 2401 S. 14th St. 12th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Karen Dardy moved to grant of the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted for a period of fifteen (15) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	33451 Special Use	<p>Dimity Grabowski Darin Grabowski; Property Owner</p> <p>Request to occupy the premises as a second-hand sales facility (will be operated in conjunction with the facility at 1017 W. Historic Mitchell St.).</p>	<p>1013 W. Historic Mitchell St. A/K/A 1015 W. Historic Mitchell St. 12th Dist.</p>
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 11, 2023. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	33487 Special Use	James Brown Lessee	1236 W. Pierce St. A/K/A 633 S. 12th St. 12th Dist.
		Request to continue occupying the premises as an indoor recreation facility.	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	32965 Special Use	Mohammad Khurram Property Owner	2012 W. College Av. A/K/A 2000 W. College Av. 13th Dist.
		Request to occupy a portion of the premises as a heavy motor vehicle rental facility.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there be a maximum of three (3) trucks parked on site. 5. That the trucks are parked in the northwest corner of the premises. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all repair work is conducted inside the building. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	33424 Special Use	Carstar, Lou's Auto Body Russell A. Wilson; Property Owner	3940 S. 13th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility and auto body shop.	
	Action:	Granted 15 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no work on or storage of vehicles occurs in the public right-of-way. 5. That no sales vehicles are displayed in the public right-of-way. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit, and operates the Automatic Changeable Message sign in accordance with the provisions of Milwaukee Code of Ordinances s.295-407-4. 8. That all repair work is conducted inside the building. 9. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. 	

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13	33425 Special Use	Carstar, Lou's Auto Body Russell A. Wilson; Property Owner	3946 S. 13th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility and auto body shop (parking used in conjunction with the facility at 3940 S. 13th St.).	
	Action:	Granted 15 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in 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. 5. That no work on or storage of vehicles occurs in the public right-of-way. 6. That no sales vehicles are displayed in the public right-of-way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit, and operates the Automatic Changeable Message sign in accordance with the provisions of Milwaukee Code of Ordinances s.295-407-4. 9. That all repair work is conducted inside the building. 10. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	33440 Dimensional Variance	Clear Channel Outdoor Jerry Falvey; Other Request to continue to allow the an off- premise sign that does not meet the minimum distance between signs (required 500 ft. / proposed 440 ft.).	4350 S. 13th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	33416 Special Use	Next Chapter Living Center I Tanyika or Frank Taylor; Lessee	2767 N. 16th St. A/K/A 2769 N. 16th St. 15th Dist.
		Request to increase the number of occupants from 6 to 8 in the Board approved group home.	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties including, but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day. 6. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 19, 2017. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	33431 Special Use	Matt Talbot Recovery Services Darren Matavka; Property Owner	2613 W. North Av. A/K/A 2619 W. North Av. 15th Dist.
		Request to continue occupying the premises as a community living arrangement for 26 occupants.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	33465 Special Use	Urban Ecology Center Judy Krause; Lessee Request to occupy a portion of the premises as a community center.	4145 W. Lisbon Av. A/K/A 1859 N. 40th St. 15th Dist.
	Action:	Granted 20 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof. 	
18	33355 Special Use	Quantex Properties LLC Property Owner Request to occupy the premises as a rooming house for 40 occupants.	5477 N. Hopkins St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	33443 Special Use	V&J Foods Inc. James O. Bradley; Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility.	4040 N. Green Bay Av. A/K/A 4046 N. Green Bay Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the landscape plan submitted to the Board on October 2, 2014 is revised to include additional plant material in order to meet the intent of City code section 295-405. 7. That landscaping in accordance with an approved landscape plan is installed within 180 days of occupancy. 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. 9. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	33419 Special Use	Abdul R Motlani Property Owner	7540 W. Fond Du Lac Av. 2nd Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on September 30, 2014 is installed within 120 days of occupancy. 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. 7. That no work on or storage of vehicles occurs in the public right-of-way. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That all repair work is conducted inside the building. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	33480 Special Use	Lighthouse Youth Center James G. Buske; Lessee	5641 N. 68th St. 2nd Dist.
		Request to continue occupying the premises as a community center.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	33456 Special Use/ Dimensional Variance	Pleasant Kafe LLC Eric Seegers or Geoffrey Stone; Property Owner Request to occupy the premises as a sit-down restaurant and allow a sign that exceeds the maximum allowed area.	1600 N. Jackson St. A/K/A 606 E. Pleasant St. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That these Variances are granted to run with the land. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	33457 Special Use	GatoCity LLC Eric Seegers or Geoffrey Stone; Property Owner	610 E. Pleasant St. A/K/A 614 E. Pleasant St. 3rd Dist.
		Request to occupy the premises as a general office.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	33449 Special Use	Little Hidden Treasures LLC Carmen Rodgers; Lessee	9818 W. Sheridan Av. A/K/A 9820 W. Sheridan Av. 5th Dist.
		Request to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m. (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	33489 Special Use	Jay Shambeau Property Owner	8522 W. Hampton Av. 5th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on October 20, 2002, 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. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That no sales vehicles are displayed in the public right-of-way. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That all repair work is conducted inside the building. 11. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	33302 Dimensional Variance	Mt. Zion Church of God in Christ Wings of Glory Eugene Yarbrough; Property Owner	2630 N. 6th St. A/K/A 2634 N. 6th St. 6th Dist.
		Request to continue occupying the premises as a permitted religious assembly hall that does not meet the minimum required number of parking spaces (required 29 / proposed 11).	
	Action:	Granted 15 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of City code. 5. That this Dimensional Variance is granted for a period of fifteen (15) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	33454 Special Use/ Dimensional Variance	Asma Hasan Lessee Request to continue occupying the premises as a currency exchange facility and to continue to allow a freestanding sign that exceeds the maximum allowed height (allowed 14 ft. / proposed 21 ft.) and area (allowed 32 sq.ft. / proposed 45 sq.ft.) (this is a new operator).	311 W. Locust St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That 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. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit, and operates the Automatic Changeable Message sign in accordance with the provisions of Milwaukee Code of Ordinances s.295-407-4. 8. That these Dimensional Variances are granted to run with the land. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	33459 Special Use	Arkadijs Lindems Anna Rud; Lessee	3915 N. Palmer St. A/K/A 3913 N. Palmer St. 6th Dist.
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of City code. 5. That no work on or storage of vehicles occurs in the public right-of-way. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all repair work is conducted inside the building. 9. That all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed outside of the spray booth. 10. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on July 6, 2024. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	33432 Special Use	Megan Martin Property Owner	3319 N. 24th St. 7th Dist.
		Request to continue occupying the premises as a 24 hour day care center for 33 children per shift infant - 12 years of age, operating Monday - Sunday.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	33434 Special Use	Lanetta Greer Property Owner	3160 N. 40th St. 7th Dist.
		Request to continue occupying the premises as a group home for 5 occupants.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	33461 Special Use	Unos Auto Repair Marco A. Guerrero; Property Owner	3401 W. Lincoln Av. 8th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no work or storage of vehicles occurs in the public right of way. 5. That the number of cars parked at the rear should not exceed seven (7) cars. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all repair work is conducted inside the building. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	33469 Use Variance	Kendron J Weston Lessee Request to occupy a portion of the premises as a light motor vehicle wholesale facility (office space for wholesale dealer).	1223 S. 23rd St. A/K/A 1223 S. 23rd St. 3 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That all repair work is conducted inside the building. 7. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	33385 Special Use	Daniel Mora Property Owner	1509 S. Muskego Av. A/K/A 1507 S. Muskego Av. 12th Dist.
		Request to construct an addition and to continue occupying the premises as a motor vehicle sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in 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. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That no work on or storage of vehicles occurs in the public right-of-way. 8. That no sales vehicles are displayed in the public right-of-way. 9. That driveways may not be blocked with parked vehicles. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That all repair work is conducted inside the building. 13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	33458 Use Variance	Juan M Sanchez Property Owner	1035 W. National Av. A/K/A 808 S. 11th St. 12th Dist.
		Request to continue occupying a portion of the premises as a currency exchange facility.	
	Action:	Granted 1 yr.	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. 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. 7. That the applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit. 8. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties including, but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services. 9. That this Use Variance is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	33471 Dimensional Variance	Dollar Tree Bruce Walters; Lessee Request to allow window signs that exceed the maximum allowed area (allowed 25% / proposed 100%).	1300 W. Historic Mitchell St. A/K/A 1308 W. Historic Mitchell St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Dimensional Variances are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	33474 Special Use	Gravity Real Estate LLC Michael J. Kuharske; Prospective Buyer	838 S. 2nd St. 12th Dist.
		Request to occupy the premises as an assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That an employee and/or security personnel be on site during all events. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the applicant supply a 24-hour contact phone number to the Board office and any interested party that requests it. 7. That landscaping in accordance with the landscape plan submitted to the Board on October 2, 2014 is implemented by June 1, 2015. 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. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	33475 Special Use	Gravity Real Estate LLC Michael J. Kuharske; Prospective Buyer	829 S. 1st St. A/K/A 104 W. Walker St. 12th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping in accordance with the landscape plan submitted to the Board on October 2, 2014 is implemented by June 1, 2015. 5. 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. 6. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. 7. That this Special Use is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	33478 Special Use	Horner Sod Farms LLP Property Owner Request to construct three residential buildings and occupy a portion of each premises as an accessory use parking structure.	1029 S. 1st St. A/K/A 124 W. Washington St. 12th Dist.
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping in accordance with the landscape plan submitted to the Board on October 24, 2014 is implemented within 90 days of occupancy 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. 5. That bicycle parking be provided. 6. That Department of Public Works (DPW) permit(s) is (are) obtained for any work in the public right-of-way, including, but not limited to, planting of trees, shrubs and other plant materials; construction of the building foundations; construction of the fence and pillar foundations; and occupancy of the public sidewalk during construction. The DPW permit(s) must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter. 7. That the decorative fences and pillars are wholly on private property. 8. That this Special Use is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	33479 Special Use	American United Taxi Red Christensen; Property Owner Request to occupy the premises as a ground transportation service.	113 W. Virginia St. A/K/A 515 S. 1st St. 12th Dist.
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the matter. Seconded by Jose Dominguez.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	--	
40	33358 Dimensional Variance	Hugo H. Del Portillo Alexander Del Portillo; Property Owner Request to construct an addition of a third floor and an attached garage to the existing dwelling that exceeds the maximum allowed floor area and does not meet the minimum required rear setback, combined side setback, and garage door setback (existing detached garage to be razed).	1425 E. Manitoba St. 14th Dist.
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Dimensional Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	33318 Special Use	Gloria Diggs Property Owner	2403 N. Sherman Bl. A/K/A 2401 N. Sherman Bl. 15th Dist.
		Request to occupy the premises as a community living arrangement for 12 occupants.	
	Action:	Dismissed	
	Motion:	Martin Kohler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	33470 Use Variance	Jo's Learning Academy Schnell Price or Mary Harmon; Property Owner	4823 W. North Av. A/K/A 4823 W. North Av. 209 15th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for day care occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed a capacity of 78 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 78 children. 9. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on June 11, 2018. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	33453 Special Use	Quick Sale LLC Anthony Sephus; Property Owner Request to add a motor vehicle sales facility to the Board approved repair facility.	2405 W. Center St. A/K/A 2407 W. Center St. 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>
44	33455 Use Variance	David Skwarek Property Owner	3918 W. Kisslich Pl. A/K/A 3916 W. Kisslich Pl. 15th Dist.
		Request to occupy the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 2 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no more than six (6) vehicles are parked on the lot. Two spaces must be reserved for customer parking. 5. That there be no more than four (4) sales vehicles displayed outdoors and two (2) sales vehicles displayed indoors. 6. That no sales vehicles are displayed in the public right-of-way. 7. That no work on or storage of vehicles occurs in the public right-of-way. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That all repair work is conducted inside the building. 11. That these Use Variances are granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	33116 Special Use	D'Quince Crowell Lessee Request to occupy the premises as a ground transportation service and a light and heavy motor vehicle 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 the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	
46	33178 Special Use	Growing Minds Child Development Center Joseph Tompkins; Lessee Request to continue occupying the premises as a day care center for 82 children per shift infant - 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight.	2812 W. Fairmount Av. 1st Dist.
	Action:	Dismissed	
	Motion:	Martin Kohler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
47	33201 Special Use	Auto Integration LLC Don Slusar; Lessee Request to occupy the premises as a motor vehicle repair facility.	6333 N. Teutonia Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	33340 Special Use	Emad Elkhalfa Lessee	5003 N. Teutonia Av. 1st Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility.	
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	33422 Special Use/ Dimensional Variance	Milwaukee Iron & Metal, LLC Property Owner Request to erect a fence that exceeds the maximum allowed height and to continue occupying the premises as an outdoor salvage operation (petitioner will be expanding the operation on to the adjacent parcel).	4485 N. Green Bay Av. A/K/A 4481 N. Green Bay Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on October 1, 2014 is installed within 90 days of occupancy. 5. 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. 6. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of a new driveway approach. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact the Tech Team at 414-286-8208 with questions regarding this matter or to apply for the Driveway Approach Permit. 7. That no work on or storage of vehicles or parts occurs in the public right-of-way. 8. That this Dimensional Variance be granted to run with the land. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	33065 Special Use	HeavensGate Int'l Churches Benjamin E. Ezekiel; Lessee Request to occupy a portion of the premises as a religious assembly hall.	5401 N. 76th St. A/K/A 5401 N. 76th St. 100 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	
51	33464 Dimensional Variance	Meinecke 700, LLC Lindsey S. Bovinet; Property Owner Request to construct an addition to the existing multi-family dwelling that does not meet the minimum required lot area per dwelling unit.	700 E. Meinecke Av. A/K/A 700 B E. Meinecke Av. 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the premises is developed in accordance with the plans submitted to the Board on September 26, 2014. 5. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please note that the property line is 12 feet behind the curb face on East Meinecke Avenue and 16 feet behind the curb face on North Pierce Street. Any work within these setbacks requires a DPW permit. 6. That this Dimensional Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way. The DPW permit must be obtained prior to the start of any work in the public right-of-way. 5. 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 plant replacement. 6. That these Dimensional Variances are granted to run with the land. 	
53	33467 Special Use	Lucas Lorenzo Lessee Request to continue occupying the premises as a motor vehicle repair facility.	3250 N. 77th St. A/K/A 7633 W. Lisbon Av. 1 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>
54	33426 Dimensional Variance	Dennis Doxtator Property Owner Request to allow a rear yard fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.).	8101 W. Townsend St. 5th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	33364 Special Use	Tiffeny Godbolt Lessee	3543 N. 9th St. 6th Dist.
		Request to occupy the premises as a transitional living facility for 4 occupants.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties including, but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	33404 Special Use	Kff Ministries, Inc. Lessee	4200 N. Holton St. A/K/A 4300 N. Richards St. 6th Dist.
		Request to occupy the premises as a day care center for 90 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the facility does not exceed a capacity of 85 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 85 children. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	33447 Special Use/ Dimensional Variance	Riverworks Development Corp Darryl Johnson; Property Owner Request to raze the existing structure and to construct a building that does not meet the minimum required height, glazing, primary street build-out, or side street setback, and to occupy a portion of the premises as an accessory use parking lot.	3334 N. Holton St. A/K/A 626 E. Concordia . 6th 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"> 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 Zoning Administration Group staff on revised façade, elevation and landscape plans. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB3 zoning districts. 6. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy 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. 7. 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 excavation for the building foundation; planting of trees, shrubs and other plant materials; and occupancy of the public sidewalk during construction. 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. 8. That these Dimensional Variances and this Special Use are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	33395 Dimensional Variance	Riteway Bus, LLC Jason Ebert; Property Owner Request to occupy the premises as a permitted ground transportation service that does not meet the required interior parking lot landscaping.	6242 N. 64th St. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate by having all required inspections, and complies with all zoning conditions and building code requirements prior to occupancy. 5. That this Dimensional Variance is granted to run with the land. 	

Other Business:

Board member Karen Dardy moved to approve the minutes of the October 9, 2014 meeting. Seconded by Board member Martin Kohler. Unanimously approved.

The Board set the next meeting for December 11, 2014.

Board member Henry Szymanski moved to adjourn the meeting at 7:00 p.m. Seconded by Board member Jose Dominguez. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board