

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

**REGULAR MEETING – March 12, 2015**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairwoman:** Catherine M. Doyle (*voting on items 1 – 51*)

**Members:** Henry P. Szymanski (*excused*)  
Martin E. Kohler (*excused*)  
Jose L. Dominguez (*voting on items 1 – 51*)  
Jewel Currie (*voting on items 1 – 51*)

**Alt. Board Members:** Karen D. Dardy (*voting on items 1 – 51*)

START TIME: 2:01 p.m.

End Time: 4:49 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	33263 Use Variance	Caprice Hill Property Owner  Request to occupy the premises as a transitional living facility for 8 occupants.	8710 W. Grantosa Dr. 5th Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	3 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	33301 Special Use/ Dimensional Variance	Christian Ministries Worship Center Roosevelt Morgan; Lessee  Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 7 / proposed 5).	8106 W. Appleton Av. 5th Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
3	33450 Special Use	Redemption Fellowship Church Robert A. Angel; Prospective Buyer  Request to continue occupying the premises as a religious assembly hall.	2524 W. Keefe Av. A/K/A 3500 N. 26th St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	
4	33233 Special Use	Dawan Nation Lessee  Request to occupy a portion of the premises as a recording studio.	4725 W. Woolworth Av. A/K/A 4601 W. Woolworth Av. 9th Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	33623 Special Use	Kenneth Blacks Lessee	2516 W. Fond Du Lac Av. 15th Dist.
		Request to continue occupying the premises as an assembly hall.	
	Action:	Granted 3 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 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 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.</li> <li>7. That Planter Box "C", per the plans submitted to the Board on January 20, 2015, is installed by June 15, 2015 and is maintained with plant material in a manner that meets the intent of City code.</li> <li>8. That no more than 49 persons occupy the assembly hall at one time.</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 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>
6	33646 Special Use	Valencia Davis Lessee	1710 N. 24th St. A/K/A 2334 W. Walnut St. 15th Dist.
		Request to increase the days of operation from Monday - Saturday to Monday - Sunday and to continue occupying the premises as a 24 hour day care center for 76 children per shift (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 the facility does not exceed the capacity established by the State Department of Children and Families.</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 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>
7	33671 Special Use	Grateful Girls, Inc. Chandra Cooper; Property Owner	2600 W. Lisbon Av. A/K/A 2602 W. Lisbon Av. 15th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 are restored to 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 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>
8	33595 Special Use	Darlene Moore Lessee	4893 N. Green Bay Av. 1st Dist.
		Request to continue occupying the premises as a day care center for 36 children per shift infant - 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That the first floor windows along the building's Green Bay Avenue façade remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</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 a loading zone be obtained and maintained on North Green Bay 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 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 facility does not exceed the capacity established by the State Department of Children and Families.</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>
9	33610 Special Use	Nat Gas & Food Mart LLC Raghwinder Singh; Lessee  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator).	4209 W. Silver Spring Dr. A/K/A 4201 W. Silver Spring Dr. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</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 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>8. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code, and in accordance with the landscape plan approved by the Department of City Development on October 16, 1997. Specifically this requires that additional shrubs be planted in the planting strip along the premises West Silver Spring Drive frontage and that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</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 the applicant does not have outdoor storage or display of products or merchandise.</li> <li>12. 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>
10	33659 Special Use	LaQuetta D Clipps Lessee	2809 W. Atkinson Av. A/K/A 2819 W. Atkinson Av. 1st Dist.
		Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Sunday 5:00 a.m. - 12:30 a.m.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>6. That the applicant applies for a loading zone on West Atkinson 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.</li> <li>7. That the facility does not exceed the capacity established by the State Department of Children and Families.</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 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>
11	33669 Special Use	Kuldip S Ahuja Lessee	6400 N. 43rd St. 1st Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 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 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>
12	33670 Special Use	Earl Hunter Prospective Buyer	4900 N. Hopkins St. 1st Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 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>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 storage of auto parts, tires, nuisance vehicles or other junk and debris.</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 all repair work is conducted inside the building.</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>
13	33516 Special Use	Kaelin & Tony Whitley Lessee	6243 W. Fond Du Lac Av. A/K/A 6245 W. Fond Du Lac Av. 2nd Dist.
		Request to increase the hours of operation from 6:00 a.m. - midnight to 4:00 a.m. - midnight and to continue occupying the premises as a day care center for 68 children per shift infant - 12 years of age, operating Monday - Friday and a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 landscaping and screening is implemented and 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>8. That the facility does not exceed a capacity of 68 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 68 children.</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>
14	33618 Dimensional Variance	Jeffrey Steren Steren Management Co.; Franchisee  Request to erect three signs (menu boards and directional signals) that exceed the maximum allowed height, two of which also exceed the maximum allowed area for the Board approved fast-food/carry-out restaurant.	1614 E. North Av. A/K/A 1616 E. North Av. 3rd Dist.
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 file a Special Privilege Application to amend an existing Special Privilege for removal of several items from 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 these Dimensional 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>
15	33650 Dimensional Variance	Thomas P Rawlings Property Owner  Request to construct a garage that exceeds the maximum allowed lot coverage (allowed 540 sq.ft. / proposed 618 sq.ft.).	2908 N. Pierce St. A/K/A 2908 A N. Pierce St. 3rd Dist.
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 Dimensional 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>
16	33627 Dimensional Variance	Robert Schmidt Prospective Buyer  Request to construct a building that does not meet the minimum required setback.	2131 N. Terrace Av. A/K/A 2137 N. Terrace Av. 3rd Dist.
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 certified survey maps splitting these parcels are approved by the common council.</li> <li>5. 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 the new steps with sidewalls. 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>6. That these Dimensional 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>
17	33655 Use Variance	Arkudiusz Sender Property Owner	1693 N. Astor St. 3rd Dist.
		Request to continue occupying the premises as a personal service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 obtains/retains registration with the State of Wisconsin as a massage therapist.</li> <li>5. That the petitioner obtains/retains a license from the City of Milwaukee to operate a massage establishment at this location.</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 Use Variance 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>
18	33645 Use Variance	Ann T. Bowe Property Owner	2929 W. Highland Bl. 4th Dist.
		Request to continue occupying the premises as a general office.	
	Action:	Granted 15 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 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>5. That this Use 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>
19	33664 Use Variance	BFC Properties LLC Milwaukee Harley-Davidson - Barb Krinn; Property Owner	11310 W. Silver Spring Rd. 5th Dist.
		Request to continue occupying a portion of the premises as a personal service facility (this is a new operator).	
	Action:	10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 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>5. That this Use Variance 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>
20	33656 Special Use	Genesis Behavioral Services, Inc. Pauline Ortloff; Lessee	3232 N. 7th St. A/K/A 3234 N. 7th St. 6th Dist.
		Request to continue occupying the premises as a transitional living facility for 4 occupants.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 thirty days of the issuance of this written decision. The phone number must be available 24 hours a day.</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 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	33409 Dimensional Variance	Advance Auto Parts Lessee  Request to continue to allow 2 freestanding signs that exceed the number allowed (allowed 1 / proposed 2).	4930 W. Fond Du Lac Av. A/K/A 4934 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 Dimensional Variance 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>
22	33641 Special Use	Yey Partnership Kid's Land Learning Center - Ubah Abdi; Prospective Buyer	3127 N. 36th St. A/K/A 3601 W. Fond Du Lac Av. 7th Dist.
		Request to occupy the premises as a day care center for 94 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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.</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 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 petitioner expand the outdoor play area if it is determined by the Wisconsin Department of Children &amp; Families that the existing play area cannot support the requested 94 children.</li> <li>9. That the facility does not exceed the capacity established by the State Department of Children and Families.</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 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>
23	33626 Use Variance	Cheryl Jones Lessee	7155 N. 43rd St. 9th Dist.
		Request to increase the number of children from 75 to 150 per shift, infant - 12 years of age for the Board approved day care center operating Monday - Sunday 6:00 a.m. - 12:30 a.m.	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 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 applies for and maintains a loading zone on North 43rd Street within thirty (30) days. Please 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 a capacity of 150 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 150 children.</li> <li>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.</li> <li>12. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on October 15, 2017.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	33654 Special Use	Veris Chachere Lessee	5814 W. Burleigh St. 10th Dist.
		Request to increase the number of children from 25 to 35 per shift and to continue occupying the premises as a day care center for children infant - 12 years of age operating Monday - Friday 6:00 a.m. - midnight (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 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 applies for and maintains a loading zone on West Burleigh Street within thirty (30) days. Please 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 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>
25	33663 Special Use	The Children's Palace Lessee	7365 W. Appleton Av. 10th Dist.
		Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 68 children per shift infant - 12 years of age, operating Monday - Saturday (this is a new operator).	
	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>
26	33660 Special Use	Robert Anderson Property Owner	6720 W. Forest Home Av. 11th 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 Jewel Currie.	
	Vote:	3 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 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>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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</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 all repair work is conducted inside the building.</li> <li>11. 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>
27	33596 Special Use	Ruben Sanchez and Gustavo Sanchez Property Owner	502 W. Greenfield Av. 12th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>6. That the storefront windows remain as transparent vision glass and are maintained in an attractive manner.</li> <li>7. 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>8. That no more than 14 sales vehicles be stored on site as shown on the site plan submitted.</li> <li>9. That no vehicles block any driveway to the site.</li> <li>10. That no vehicles are parked between the building face and the public sidewalk on West Greenfield Avenue.</li> <li>11. That no sales vehicles are displayed in the public right-of-way.</li> <li>12. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>13. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>14. 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>15. That all repair work is conducted inside the building.</li> <li>16. 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>
28	33624 Special Use	Diamond Auto Sales LLC Ahmed Ghazai; Lessee	1801 W. Forest Home Av. 12th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility and car wash (this is a new operator).	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 landscaping and screening in accordance to the plan approved by the Department of City Development on June 22, 2004 is installed by June 1, 2015 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>6. That by June 1, 2015 the petitioner remove the unused oval-shaped upper sign box on the freestanding sign as shown in the photo submitted to the Board on February 9, 2015.</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 no sales vehicles are displayed in the public right-of-way.</li> <li>9. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>10. That parked vehicles do not block driveways.</li> <li>11. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>13. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>14. That all repair work is conducted inside the building.</li> <li>15. That DNS order #11270591 be complied with within 90 days of Board approval.</li> <li>16. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on December 18, 2023.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	33599 Special Use	Noel or Sheri Letus Property Owner	980 W. College Av. 13th 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 Jewel Currie.	
	Vote:	3 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 no work on or storage of vehicles occurs in the public right-of-way.</li> <li>6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</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 all repair work is conducted inside the building.</li> <li>9. 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>
30	33644 Special Use	Gina's Trucking, Inc. Gina Nye; Lessee	241 W. Edgerton Av. 13th Dist.
		Request to continue occupying the premises as a truck freight terminal.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 operation does not use the street for parking trailers at any time.</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 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 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	33631 Special Use	Get It Off My Plate II! LLC Christopher Anderson; Prospective Buyer  Request to occupy the premises as an ambulance service.	1135 E. Holt Av. A/K/A 3405 S. Clement Av. 14th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	3 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, and in accordance with the landscape plan approved by the Department of City Development on February 2, 1998. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
32	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 staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	33633 Special Use	Dalanda Young Lessee  Request to continue occupying the premises as a day care center for 85 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator).	3718 W. Lancaster Av. A/K/A 3734 W. Lancaster Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
34	33638 Special Use	Hope Street Ministry Inc. Perry L. Brown; Property Owner  Request to continue occupying the premises as a transitional living facility for 44 occupants.	2522 W. Capitol Dr. A/K/A 2522 W. Capitol Dr. 8 1st Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	
35	33540 Special Use	Brauns Express Kevin Wall; Lessee  Request to continue occupying the premises as a truck freight terminal.	6066 N. 76th St. A/K/A 6048 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Jewel Currie moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	3 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>
36	33653 Special Use	4 Wheels Auto Sales & Service Inc. Darnell Cruse; Lessee	8521 W. Kaul Av. A/K/A 8519 W. Kaul Av. 2nd Dist.
		Request to occupy a portion of the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 3 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	3 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 no sales vehicles are displayed in the public right-of-way.</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 storage of auto parts, tires, nuisance vehicles or other junk and debris.</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 all repair work is conducted inside the building.</li> <li>10. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>11. That these Special Uses are 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>
37	33666 Special Use	Donald Harmon Rochell Harmon; Property Owner	7605 W. Florist Av. 2nd Dist.
		Request to continue occupying the premises as a 24 hour day care center for 60 children on 1st and 2nd shift and 25 children on 3rd shift infant - 12 years of age, operating Monday - Sunday.	
	Action:	Granted 10 yrs.	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 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 facility does not exceed the capacity established by the State Department of Children and Families.</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 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	33668 Dimensional Variance	Eagles Auditorium, Inc. Joseph Balestrieri; Property Owner  Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 66 sq.ft.).	2401 W. Wisconsin Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Jose Dominguez.	
	Vote:	3 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>
39	33238 Special Use	Phillip L Dixon, Sr. Lessee	333 E. Hadley St. A/K/A 321 E. Hadley St. 6th Dist.
		Request to continue occupying the premises as a general retail establishment.	
	Action:	Granted 2 yrs.	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 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 the storefront windows remain as transparent vision glass and are maintained in an attractive manner.</li> <li>6. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. Specifically that wall signage not exceed 18 square feet per street frontage.</li> <li>7. That if the rear area is developed into a parking lot then a landscape and screening plan for the parking lot that meets the intent of City code s.295-405 is submitted to and approved by the Plan Examination section of the Milwaukee Development Center prior to the issuance of any permits for the parking lot.</li> <li>8. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.</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 all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>12. That this Special Use is granted for a period of two (2) 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	33448 Special Use/ Use Variance	Ghaleb Chehayeb Lessee  Request to occupy the premises as a second-hand sales facility and cash-for-gold business.	2901 N. Holton St. A/K/A 2905 N. Holton St. 6th Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
41	33537 Special Use	St. Matthew in Trust of the CME Church Property Owner  Request to occupy the premises as a principal use parking lot.	2926 N. 9th St. A/K/A 2924 N. 9th St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	
42	33129 Special Use	Original Wild Wings LLC Iyman Jaber; Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility.	4779 N. Hopkins St. A/K/A 4793 N. Hopkins St. 7th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	3 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>
43	33608 Use Variance	Darrell Jennings Property Owner	3618 N. 42nd St. 7th Dist.
		Request to occupy the premises as a transitional living facility for 6 occupants.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	
44	33652 Special Use	Redevelopment Authority of the City of Milwaukee Benjamin Timm; Property Owner	2725 W. Hopkins St. A/K/A 2737 W. Hopkins St. 7th Dist.
		Request to continue occupying the premises as a as a facility engaged in the processing and recycling of mined materials.	
	Action:	Granted 1 yr.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	3 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 one (1) year, 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>
45	33657 Dimensional Variance	Redevelopment Authority of the City of Milwaukee Tory Kress; Property Owner	3945 N. 31st St. A/K/A 2737 W. Hopkins St. 7th Dist.
		Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 304 sq.ft.).	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 Dimensional 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>
46	33658 Special Use	Crystal Russell Lessee	4900 W. Burleigh St. A/K/A 4912 W. Burleigh St. 7th Dist.
		Request to occupy the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight.	
	Action:	Granted 2 yrs.	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 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 the facility does not exceed the capacity established by the State Department of Children and Families.</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 two (2) 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	33247 Special Use	Alvarez Repair LLC Blanca or Felipe Barboza; Lessee  Request to occupy a portion of the premises as a heavy motor vehicle repair facility.	4725 W. Woolworth Av. A/K/A 4601 W. Woolworth Av. 16 9th Dist.
	Action:	Adjourned	
	Motion:	Jose Dominguez moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
48	33665 Special Use	Stacy Fowler Madlock Zephaniah Madlock; Lessee  Request to occupy a portion of the premises as an indoor recreation facility.	8173 W. Brown Deer Rd. A/K/A 8197 W. Brown Deer Rd. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>6. 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	33531 Special Use	Pierce First LLC Jeffrey M. Steren; Lessee	707 S. 1st St. A/K/A 103 W. Pierce St. 12th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 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 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>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 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 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>
50	33651 Dimensional Variance	Plunkett Raysish Architects, LLP Scott Kramer; Lessee  Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscaping.	209 S. Water St. A/K/A 255 S. Water St. 12th Dist.
	Action:	Granted	
	Motion:	Jose Dominguez moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 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 screening for the South Water Street frontage is developed in accordance to the landscape plan submitted to the Board on March 9, 2015.</li> <li>5. 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 the new curb and gutter along South Water Street. 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>6. That this Dimensional 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>
51	33628 Special Use	Dent Wizard Lessee	6039 S. Howell Av. 13th Dist.
		Request to occupy the premises as a motor vehicle body shop.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jose Dominguez.	
	Vote:	3 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 work on or storage of vehicles occurs in the public right-of-way.</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 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 all repair work is conducted inside the building.</li> <li>8. 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 until a spray booth is installed under permit, inspected and approved.</li> <li>9. 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>
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**Other Business:**

Board member Jewel Currie moved to approve the minutes of the February 12, 2015 meeting. Seconded by Board member Jose Dominguez. Unanimously approved.

The Board set the next meeting for April 16, 2015.

Board member Karen Dardy moved to adjourn the meeting at 4:49 p.m. Seconded by Board member Jose Dominguez. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board