

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

**REGULAR MEETING – July 2, 2015**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairwoman:** Catherine M. Doyle (*voting on items 1 – 55*)

**Members:** Henry P. Szymanski (*excused*)  
Martin E. Kohler (*voting on items 1 – 55*)  
Jewel Currie (*voting on items 1 – 55*)

**Alt. Board Members:** Karen D. Dardy (*voting on items 1 – 55*)

START TIME: 2:05 p.m.

End Time: 5:23 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	33643 Special Use	Starich Transmissions LLC Troy J. Starich; Lessee	8341 W. Lisbon Av. 5th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Dismissed	
	Motion:	Martin Kohler moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	33911 Special Use	Willie Hopgood Lessee	8710 W. Grantosa Dr. 5th Dist.
		Request to occupy the premises as a group home for 8 occupants.	
	Action:	Dismissed	
	Motion:	Martin Kohler moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	--	
3	33572 Special Use	Hallowed Missionary Baptist Church Inc. Aaron Morgan, Sr.; Property Owner	3818 N. Port Washington Av. 6th Dist.
		Request to occupy the premises as a transitional living facility.	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	
4	33888 Special Use	CMR Foods LLC Martin Beaudoin; Property Owner	2498 N. Bartlett Av. A/K/A 1705 E. Bradford Av. 3rd Dist.
		Request to occupy the premises as a sit-down restaurant (remodeling the existing patio area).	
	Action:	Adjourned	
	Motion:	This matter was 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>
5	33887 Special Use	Amanda James Lessee  Request to increase the number of children from 36 to 57 per shift infant - 12 years of age for the Board approved day care center operating Monday - Friday 6:00 a.m. - 6:00 p.m.	3030 W. Highland Bl. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	
6	33894 Use Variance	Clear Channel Outdoor David Jasenski; Lessee  Request to continue to allow an off-premise sign that does not meet the minimum required distance from the High Rise Bridge.	701 W. St Paul Av. A/K/A 315 N. 6th St. 4th Dist.
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 Use Variance is granted for a period of time commencing with the date hereof, and expiring on December 12, 2025.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	33895 Use Variance	Clear Channel Outdoor David Jasenski; Lessee  Request to continue to allow an off-premise sign that does not meet the minimum required distance from the High Rise Bridge.  Action: Granted 10 yrs.  Motion: Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.  Vote: 4 Ayes, 0 Nays, 0 Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.	907 W. Hinman St. A/K/A 901 R W. Hinman St. 4th Dist.
8	33896 Use Variance	Clear Channel Outdoor David Jasenski; Lessee  Request to continue to allow an off-premise sign that does not meet the minimum required distance from the High Rise Bridge.  Action: Granted 10 yrs.  Motion: Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.  Vote: 4 Ayes, 0 Nays, 0 Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.	431 N. 5th St. A/K/A 411 N. 5th St. 4th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	33878 Special Use	Jacobus Energy, Inc. Jerry Schueller; Property Owner	5008 N. 119th St. A/K/A 5028 N. 119th St. 5th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant does not have outdoor storage or display of products or merchandise.</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 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	33873 Special Use	Nigerian Community in Milwaukee, Inc. Daniel Butler; Property Owner	8310 W. Appleton Av. 5th Dist.
		Request to add a religious assembly hall to the Board-approved community center.	
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 condition #5 from Board of Zoning Appeals case #32621 is complied with. Specifically, that a decorative metal fence in accordance with the screening plan submitted to the Board on July 15, 2013 is installed along the parking lot's West Appleton Avenue frontage by October 17, 2015.</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 time commencing with the date hereof, and expiring on October 16, 2018.</li> </ol>	
11	33852 Use Variance	Learning Bridges Kingdom Academy, Inc. Robert Randolph; Lessee	4200 N. Holton St. A/K/A 4300 N. Richards St. 6th Dist.
		Request to occupy a portion of the premises as an elementary school for 73 students grades K - 8, operating Monday - Friday 8:00 a.m. - 4:00 p.m.	
	Action:	Adjourned	
	Motion:	This matter was 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>
12	33866 Use Variance	Sanford J Mitz Property Owner	1331 N. Martin L King Jr Dr. 6th Dist.
		Request to continue occupying a portion of the premises as a single-family dwelling.	
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 Use 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>
13	33869 Special Use	Milwaukee Health Services Inc Felix Robinson; Property Owner  Request to continue occupying the premises as a principal use parking lot.	2523 N. Martin L King Jr Dr. A/K/A 2535 N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>5. That 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 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>
14	33879 Special Use	Milwaukee Area Technical College District Board Jaime Vega; Property Owner	4200 N. Humboldt Bl. A/K/A 810 E. Capitol Dr. 6th Dist.
		Request to continue occupying a portion of the premises as a power generation plant.	
	Action:	Granted 20 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.</li> </ol>	
15	33880 Special Use	St. Vincent de Paul Society Lessee	2600 N. 2nd St. 6th Dist.
		Request to occupy a portion of the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 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>
16	33885 Use Variance	Pathfinders Milwaukee, Inc. Timothy R. Baack; Lessee	4200 N. Holton St. A/K/A 4300 N. Richards St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. Contact Mr. Joe Halvorson at 414-286-8677 to make arrangements for the design and installation of the required signage within sixty (60) days.</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 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>
17	33947 Special Use	Housing Authority of the City of Milwaukee Warren Jones; Lessee	1916 N. 4th St. A/K/A 1938 N. 4th St. 6th Dist.
		Request to construct an addition and to continue occupying the premises as a personal instruction school.	
	Action:	Granted 15 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	33908 Special Use	KCAL Skill and Recreational Development Center Katie M. Harris; Lessee	4353 W. Fond Du Lac Av. A/K/A 4351 W. Fond Du Lac Av. 7th Dist.
		Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to include Saturdays 8:00 a.m. - midnight and to continue occupying the premises as an adult day care center for 24 clients.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	33904 Special Use	La Tiendita, LLC Samuel Perez-Limon; Lessee	3100 W. Mitchell St. A/K/A 1665 S. 31st St. 8th Dist.
		Request to continue occupying the premises as a general retail establishment.	
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 11, 2022.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	33839 Special Use	God's Hands & God's Will Inc. Rosslind Allen; Lessee	6151 N. Sherman Bl. 9th Dist.
		Request to add a second-hand sales facility and to continue occupying the premises as a religious assembly hall and social service facility (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 does not have outdoor storage or display of products or merchandise.</li> <li>6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>7. That these Special Uses are granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	33870 Special Use	Office Furniture Resources Tammy Ellison; Lessee	8787 W. Brown Deer Rd. 9th Dist.
		Request to continue occupying the premises as a second-hand sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 does not have outdoor storage or display of products or merchandise.</li> <li>6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>7. That the applicant comply with DNS order #11350461 (pertaining to illegal signage) within 15 days of Board's decision.</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>
22	33871 Use Variance	U.S. Venture, Inc. Property Owner  Request to occupy the premises as a hazardous materials storage facility.	9125 N. 107th St. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 Use Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
23	33876 Special Use	SWP Properties LLC David Scherzer; Property Owner  Request to allow a berm height that exceeds the maximum allowed filling of land.	7003 R W. Good Hope Rd. 9th Dist.
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 to run with the land.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	33881 Special Use	Nite Stop Parking LLC Richard & Christine Kress; Property Owner	10512 W. Glenbrook Ct. 9th Dist.
		Request to continue occupying the premises as a heavy motor vehicle parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 existing natural landscaping along the south property line is retained.</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 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>
25	33891 Special Use	Sandstone Petroleum Inc. Hardeet S. Walia; Property Owner	3071 N. 60th St. A/K/A 6001 W. Burleigh St. 10th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 the landscape plan approved by the Department of City Development on April 15, 1997. 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 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 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 use not operate between the hours of midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s.84-7 of the Milwaukee Code of Ordinances.</li> <li>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>
26	33884 Dimensional Variance	Pettit National Ice Center, Inc. Charles Henderson - Pettit Center Board; Property Owner	500 S. 84th St. 10th Dist.
		Request to erect 3 type B wall signs that exceed the maximum allowed signs per lineal feet.	
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That these Dimensional Variances 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>
27	33843 Special Use	Atelier Vintage, LLC Carlos Cursio; Lessee	738 S. 3rd St. A/K/A 736 S. 3rd St. 12th Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That 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>
28	33864 Special Use	Orlando Reyes Lessee	1720 W. Forest Home Av. A/K/A 1722 W. Forest Home Av. 12th Dist.
		Request to occupy the premises as a second-hand sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances.</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>
29	33877 Dimensional Variance	Mahmoud Rayyan Prospective Buyer  Request to construct a ramp in the front setback.	2324 W. Whitaker Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was 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>
30	33913 Special Use/ Dimensional Variance	2301 S Logan Avenue, LLC Paul Jonas; Property Owner  Request to construct a patio and to occupy the premises as a tavern that does not meet the minimum required number of parking spaces.	2301 S. Logan Av. A/K/A 939 E. Lincoln Av. 14th Dist.
	Action:	Granted 15 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 Special Privilege be obtained from the City of Milwaukee Common Council to allow the entrance steps and landing to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.</li> <li>6. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That this Special Use and this Dimensional Variance are granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	33901 Special Use	Jesse Reed Lessee	4909 W. Center St. A/K/A 4915 W. Center St. 5 15th Dist.
		Request to continue occupying the premises as a second-hand sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>6. That the applicant does not have any outdoor display of products or merchandise.</li> <li>7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	33840 Special Use	Syed Haqqani  Request to continue occupying the premises as a motor vehicle filling station.	6001 C N. Teutonia Av. A/K/A 6001 N. Teutonia Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 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 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 use not operate between the hours of midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s.84-7 of the Milwaukee Code of Ordinances.</li> <li>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>
33	33857 Special Use	Firstborn Learning Center Property Owner	4960 N. 18th St. A/K/A 4959 N. Green Bay Av. 1st Dist.
		Request to increase the number of children from 25 - 34 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 the facility does not exceed the capacity established by the State Department of Children and Families.</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>
34	33889 Special Use	Cooking Kitchen LLC Michelle H. Hintz; Lessee  Request to occupy a portion of the premises as a fast-food/carry-out restaurant.	4928 W. Villard Av. A/K/A 4922 W. Villard Av. 1st Dist.
	Action:	Granted	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That the 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 time commencing with the date hereof, and expiring on December 26, 2024.</li> </ol>	
35	33825 Special Use	John W Marshall Property Owner  Request to add an outdoor storage facility and to continue occupying the premises as a religious assembly hall.	9330 W. Appleton Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was 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>
36	33862 Special Use	Rekina Walker Lessee	7418 W. Hampton Av. 2nd Dist.
		Request to continue occupying the premises as a day care center for 40 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight.	
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>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 has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</li> <li>9. That the facility does not exceed the capacity established by the State Department of Children and Families.</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>
37	33867 Special Use	The Human Development Center, Inc. Chuck Holloway; Property Owner  Request to continue occupying the premises as a social service facility.	6833 W. Fond Du Lac Av. A/K/A 6833 W. Fond Du Lac Av. 204 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	
38	33848 Special Use	Abdul R Motlani Property Owner  Request to construct an addition and to continue occupying the premises as a motor vehicle repair facility and car wash.	6230 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	33809 Dimensional Variance	John Lorenz Property Owner  Request to construct a garage that exceeds the maximum allowed lot coverage (allowed 576 sq.ft. / proposed 990 sq.ft.).	1520 N. Humboldt Av. A/K/A 1518 N. Humboldt Av. 3rd Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 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 provides a copy of the registered easement between the petitioner and the property owner at 1120 North Lyon Street that will allow for driveway access to the proposed garage.</li> <li>5. 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>
40	33702 Special Use	Little Caesars Enterprises Property Owner	2831 N. Oakland Av. 3rd Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant.	
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 0 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 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 the applicant comply with the memorandum of understanding on file, dated June 19, 2014.</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>
41	33815 Dimensional Variance	Mark H Gold Property Owner  Request to continue to allow a projecting sign that exceeds the maximum allowed area (allowed 12 sq.ft. / proposed 136 sq.ft.).	1827 N. Farwell Av. A/K/A 1829 N. Farwell Av. 3rd Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 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>
42	33883 Special Use	JSWD COMMERCE LLC Randall Erkert; Property Owner	734 N. 4th St. A/K/A 736 N. 4th St. 4th Dist.
		Request to occupy a portion of the premises as an accessory use parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 agrees to work with the Zoning Administration Group staff on a landscape and screening plan, and that a copy of the revised plan is submitted to the Board for approval by the Zoning Administration Group.</li> <li>5. 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.</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 there be no parking in the right of way.</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>
43	33892 Use Variance	Cardona Properties LLC Javier Cardona; Property Owner	3721 N. 92nd St. A/K/A 3723 N. 92nd St. 5th Dist.
		Request to occupy a portion of the premises as an outdoor storage facility.	
	Action:	Granted 15 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 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 outdoor storage is limited to the storage container as depicted in the photos and plans submitted to the Board on May 21, 2015.</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>
44	33797 Special Use	Lynell Monnie Property Owner	3282 N. 46th St. A/K/A 3282 A N. 46th St. 7th Dist.
		Request to continue occupying the premises as a group home for 5 occupants.	
	Action:	Granted 3 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 0 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.</li> <li>5. That clients of the facility be inside the premises by 9:00 p.m. unless attending school, work, or a function associated with this use.</li> <li>6. 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, the Department of Neighborhood Services, and the block captain.</li> <li>7. That the applicant holds quarterly neighborhood meetings.</li> <li>8. That the petitioner submit a copy of the State of Wisconsin group home license to Board of Zoning Appeals within 60 days of Board approval of the special use.</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 the applicant amend item #1 of "Good Neighbor Agreement" on file to reflect a curfew of 9:00 p.m.</li> <li>11. 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>
45	33773 Special Use	Corey L Stevenson Sr Lessee	3435 W. Scott St. A/K/A 1204 S. 35th St. 1 8th Dist.
		Request to occupy a portion of the premises as a personal service facility .	
	Action:	Granted	
	Motion:	Martin Kohler moved to approve the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as transparent glass 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>5. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</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 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>
46	33846 Special Use	Olethia Perkins Lessee	5001 W. Mill Rd. 9th Dist.
		Request to occupy the premises as a day care center for 78 children per shift infant - 12 years of age, operating Monday - Saturday 5:00 a.m. - 10:00 p.m.	
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 applicant submit a plan the Board of Zoning Appeals for review and approval by the Zoning Administration Group that provides screening and barrier to separate the parking lot from the right-of-way.</li> <li>8. That the driveway approach on West Mill Road be narrowed so that the proposed play space is not within the limits of the driveway approach. The driveway approach modifications must be made within 1 year. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter. Please contact the Development Center Tech Team at 414-286-8208 to apply for a permit for work on the driveway approach.</li> <li>9. That the applicant install a barrier, such as, but not limited to, landscaping or fencing, between the parking lot and the paved public sidewalk. The barrier must be installed within one (1) year.</li> <li>10. That the applicant keep all installations, except plantings, on private property. Please note that the property line is 10 feet behind the face of the street curb.</li> <li>11. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. 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>12. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for daycare occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>13. That the facility does not exceed the capacity established by the State Department of Children and Families.</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 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>
47	33847 Special Use	Elder Sanctuary, LLC Lamont Thao; Prospective Buyer	7313 N. 76th St. A/K/A 7309 N. 76th St. 9th Dist.
		Request to occupy the premises as an assembly hall.	
	Action:	Granted 15 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 an employee and/or security personnel be on site during all events.</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, per the plan of operation dated March 25, 2015, the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for funeral home occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for assembly hall occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>9. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	33882 Special Use	PES, LLC Donald A. Zukowski; Lessee  Request to occupy a portion of the premises as a medical service facility.	9155 N. 76th St. A/K/A 9187 N. 76th St. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	
49	33584 Special Use	Joye A Peterson Property Owner  Request to occupy a portion of the premises as a social service facility.	7118 W. Center St. A/K/A 7120 W. Center St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter was 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>
50	33748 Special Use	Tender Car Auto Sales, LLC Jon Petrie; Property Owner  Request to occupy the premises as a motor vehicle sales and repair facility.	1800 S. 1st St. A/K/A 1812 S. 1st St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 0 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 landscaping and screening, in accordance to the plan submitted to the Board on April 24, 2015, is installed 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.</li> <li>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>7. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>8. That no sales vehicles are displayed in the public right-of-way.</li> <li>9. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.</li> <li>10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>11. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit. If an Automatic Changeable Message sign is use, that it is operated in accordance with the provisions of Milwaukee Code of Ordinances s.295-407-4.</li> <li>12. That all repair work is conducted inside the building.</li> <li>13. That no body shop work be performed with at this location. A Body Shop facility in IL2, Industrial district is permitted only as a Special Use, and will require approval from the Board of Zoning Appeals.</li> <li>14. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>15. That only vehicles being repaired or sold at this location can be washed. If this condition intensifies, a car wash facility in IL2, Industrial district is permitted only as a Special Use, and will require approval from the Board of Zoning Appeals.</li> <li>16. That these Special Uses are granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	33801 Use Variance	William Gagliano Property Owner	959 N. 35th St. 15th Dist.
		Request to occupy the premises as an outdoor motor vehicle storage facility.	
	Action:	Granted 10 yrs.	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening is maintained in accordance with the photos and landscape plan submitted to the Board of Zoning Appeals on April 7, 2015. 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 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 no vehicle repair work is conducted on this lot.</li> <li>8. 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>
52	33890 Special Use	Desiree M Loduha Lessee	3622 W. Silver Spring Dr. A/K/A 3624 W. Silver Spring Dr. 1st Dist.
		Request to occupy the premises as a day care center for 47 children per shift 2 - 12 years of age, operating Monday - Saturday 5:00 a.m. - midnight.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 0 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 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 applicant applies for a loading zone on West Silver Spring Drive 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>8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for daycare occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</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>
53	33903 Special Use	Argostoli LLC Christ Mesoloras; Lessee  Request to occupy a portion of the premises as a motor vehicle sales facility.	5839 N. 94th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	
54	33477 Special Use	Willie Weeks Property Owner  Request to occupy the premises as an assembly hall.	1819 W. North Av. A/K/A 1819 W. North . 2 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	33714 Use Variance/ Dimensional Variance	Guest House of Milwaukee, Inc. Cindy Krahenbuhl; Property Owner  Request to construct an addition to the Board-approved emergency residential shelter that does not meet the required dumpster screening.	1216 N. 13th St. A/K/A 1224 N. 13th St. 4th Dist.
	Action:	Approved	
	Motion:	Martin Kohler moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 0 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 and to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day and 7 days a week.</li> <li>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, excavation for the building foundation; occupancy of the public sidewalk or roadway during construction; and, if necessary, for work on the walled stairway 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 contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.</li> <li>7. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the wall stairway to occupy the public right-of-way or that the applicant provide plans showing removal of the walled stairway from the public right-of-way.</li> <li>8. That, within 60 days of approval, the petitioner forms a committee comprised of neighbors to allow discussion on the effects of the operations of Guest House on the neighborhood. The petitioner shall hold quarterly committee meetings and file meeting minutes with Board of Zoning Appeals office.</li> <li>9. That this Dimensional Variance is granted to run with the land.</li> <li>10. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on March 2, 2021.</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 June 11, 2015 meeting. Seconded by Board member Karen Dardy. Unanimously approved.

The Board set the next meeting for July 30, 2015.

Board member Karen Dardy moved to adjourn the meeting at 5:23 p.m. Seconded by Board member Martin Kohler. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board