

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

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

MINUTES

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.

| <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: | -- | |

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|-----------------|----------------------------|--|---|
| 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"> 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 time commencing with the date hereof, and expiring on December 12, 2025. | |

| <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. |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant does not have outdoor storage or display of products or merchandise. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 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"> 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 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. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on October 16, 2018. | |
| 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: | -- | |

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| 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"> 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 to run with the land. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof. | |
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That 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. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Use Variance is granted for a period of three (3) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 11, 2022. | |

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|-----------------|----------------------------|---|------------------------------------|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the applicant does not have outdoor storage or display of products or merchandise. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That these Special Uses are granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|-------------------------------------|
| 21 | 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the applicant does not have outdoor storage or display of products or merchandise. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That the applicant comply with DNS order #11350461 (pertaining to illegal signage) within 15 days of Board's decision. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--------------------------------------|
| 22 | 33871 Use Variance | U.S. Venture, Inc. Property Owner | 9125 N. 107th St. 9th Dist. |
| | | Request to occupy the premises as a hazardous materials 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"> 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. | |
| 23 | 33876 Special Use | SWP Properties LLC David Scherzer; Property Owner | 7003 R W. Good Hope Rd. 9th Dist. |
| | | Request to allow a berm height that exceeds the maximum allowed filling of land. | |
| | 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted to run with the land. | |

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|-----------------|----------------------------|---|-------------------------------------|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the existing natural landscaping along the south property line is retained. 5. That no work on or storage of vehicles occurs in the public right-of-way. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in accordance with 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. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That 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. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Dimensional Variances are granted to run with the land. | |

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|-----------------|----------------------------|--|--|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|--|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|--|------------------------------------|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That a 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. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use and this Dimensional Variance are granted for a period of fifteen (15) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|--|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the applicant does not have any outdoor display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 32 | 33840 Special Use | Syed Haqqani | 6001 C N. Teutonia Av. A/K/A 6001 N. Teutonia Av. 1st 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That 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. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--|
| 33 | 33857 Special Use | Firstborn Learning Center Property Owner 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. | 4960 N. 18th St. A/K/A 4959 N. Green Bay 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That the facility does not exceed the capacity established by the State Department of Children and Families. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 34 | 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 26, 2024. | |
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a contact name and phone number be provided to the Board office within ten days of the issuance of this written decision. The phone number must be available 24 hours a day. 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. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|--|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner 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. 5. That this Dimensional Variance is granted to run with the land. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That the applicant comply with the memorandum of understanding on file, dated June 19, 2014. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------------|---|---|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|---|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner agrees to work with the Zoning Administration Group staff on 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. 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. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That there be no parking in the right of way. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 43 | 33892 Use Variance | Cardona Properties LLC Javier Cardona; Property Owner Request to occupy a portion of the premises as an outdoor storage facility. | 3721 N. 92nd St. A/K/A 3723 N. 92nd St. 5th Dist. |
| | 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"> 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 outdoor storage is limited to the storage container as depicted in the photos and plans submitted to the Board on May 21, 2015. 5. That this Use Variance is granted for a period of fifteen (15) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 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. 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. 7. That the applicant holds quarterly neighborhood meetings. 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. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That the applicant amend item #1 of "Good Neighbor Agreement" on file to reflect a curfew of 9:00 p.m. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|--|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 5. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 18, 2023. | |

| <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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That 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. 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. 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. 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. 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. 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. 13. That the facility does not exceed the capacity established by the State Department of Children and Families. 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. 15. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|---|---|
| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That an employee and/or security personnel be on site during all events. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That, 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. 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. 9. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
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| 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> |
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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That landscaping and screening, in accordance to the plan submitted to the Board on 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. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That no work on or storage of vehicles occurs in the public right-of-way. 8. That no sales vehicles are displayed in the public right-of-way. 9. That 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. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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. 12. That all repair work is conducted inside the building. 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. 14. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 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. 16. That these Special Uses are granted for a period of five (5) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in accordance with the 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. 5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That no vehicle repair work is conducted on this lot. 8. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That the 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. 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. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

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| 53 | 33903 Special Use | Argostoli LLC Christ Mesoloras; Lessee | 5839 N. 94th St. 2nd Dist. |
| | | Request to occupy a portion of the premises as a motor vehicle sales facility. | |
| | 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 | 1819 W. North Av. A/K/A 1819 W. North . 2 15th Dist. |
| | | Request to occupy the premises as an assembly hall. | |
| | 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> |
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| 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"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That a contact name and phone number be provided to the Board office 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. 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. 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. 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. 9. That this Dimensional Variance is granted to run with the land. 10. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on March 2, 2021. | |

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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

Secretary of the Board