

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – October 8, 2015
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 – 71*)

Members: Henry P. Szymanski (*voting on items 1 – 71*)
Martin E. Kohler (*voting on items 1 – 53, 55 – 71*)
Jewel Currie (*voting on items 1 – 71*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 – 71*)

START TIME: 4:05 p.m.

End Time: 7:59 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	34072 Special Use	Malaika Early Learning Center Dennis Mueller; Property Owner Request to construct an addition and to add an elementary school for 75 students operating Monday - Friday 8:30 a.m. - 3:30 p.m. to the Board approved day care center.	125 W. Auer Av. A/K/A 131 W. Auer Av. 6th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	34046 Use Variance	Elva Navejar Property Owner Request to occupy the premises as a two-family dwelling.	1034 S. 3rd St. A/K/A 1036 S. 3rd St. 12th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
3	33849 Special Use	TransCenter for Youth, Inc. Lessee Request to occupy the premises as a secondary school for 125 students grades 7 - 12, operating Monday - Friday 8:00 a.m. - 4:00 p.m.	2207 W. Center St. A/K/A 2223 W. Center St. 15th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	34061 Special Use	Wee Care Day Care Nate Jefferson; Lessee	3882 N. Teutonia Av. 6th Dist.
		Request to continue occupying the premises as a social service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 	
5	34033 Special Use	Helping Hands Daycare LLC Nejia Nolden; Lessee	4714 W. Fond Du Lac Av. A/K/A 4712 W. Fond Du Lac Av. 7th Dist.
		Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 11:00 p.m. to 24 hours Monday - Sunday, and to continue occupying the premises as a day care center for 40 children per shift infant - 13 years of age (this is a new operator).	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	34043 Special Use	SaintA, Inc. Francis R. Gaunt; Lessee Request to occupy a portion of the premises as a social service facility.	4610 W. Fond Du Lac Av. A/K/A 4610 W. Fond Du Lac Av. H 7th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	34053 Special Use	United Minds LLC dba Childrens Garden Quinyatta Mitchell; Lessee Request to continue occupying the premises as a day care center for 45 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator).	3958 N. 51st Bl. A/K/A 3968 N. 51st Bl. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 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 applies for a loading zone on North 51st Boulevard 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 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>
8	34057 Special Use	Joseph Clayton Prospective Buyer	3700 N. 27th St. A/K/A 3702 N. 27th St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 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 a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That the proposed fence for the play area is located wholly on private property. Please note that the distance from the face of street curb to the property on North 27th Street is 8 feet and on West Nash Street is 15 feet. 9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for daycare center occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 10. That the facility does not exceed the capacity established by the State Department of Children and Families. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That 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>
9	34042 Use Variance	ProTrade, LLC Rashaad Washington; Property Owner Request to occupy a portion of the premises as a personal instruction school.	3227 N. 31st St. A/K/A 3221 N. 31st St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 Use Variance is granted for a period of five (5) years, commencing with the date hereof. 	
10	34085 Special Use	NU2U Appliances James Ramsey; Lessee Request to continue occupying a portion of the premises as a second-hand sales facility.	5017 W. Capitol Dr. A/K/A 5017 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	34022 Special Use	Arturo Hernandez Lessee	2247 S. Muskego Av. A/K/A 2245 S. Muskego Av. 8th Dist.
		Request to occupy a portion of the premises as an assembly hall.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 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. 6. 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>
12	34023 Special Use	Arandas Auto Body & Sales LLC Miguel Herrera; Prospective Buyer	2725 W. Hayes Av. 8th Dist.
		Request to occupy the premises as a motor vehicle sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening in accordance to the plan submitted to the Board on September 4th 2015 is installed within 120 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 proposed fence be constructed wholly on private property. Please note that the distances between the property line and the face of street curb adjacent to this property are as follows: South 28th Street - 16 feet, West Hayes Avenue - 15 feet, South 27th Street - 8 feet. 7. That the unused driveway located on South 28th Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 286-8208 to apply for a DPW permit to close the driveway approach. 8. 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. 9. That no sales vehicles are displayed in the public right-of-way. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That 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>
13	34054 Special Use/ Dimensional Variance	Goldenlakes Properties, LLC Charles Vang; Property Owner Request to continue occupying the premises as an accessory use parking lot that does not meet the minimum required landscaping.	3606 W. National Av. A/K/A 3606 A W. National Av. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening in accordance to the plan approved by the Department of City Development on May 26, 2006 is installed by April 1, 2016 and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. 5. That the proposed fence is wholly on private property. Please note that the property line is located 15 feet behind the face of the street curb. 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 and this Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	34055 Special Use	Sutts, LLC Michael D. Suttner; Property Owner	2375 S. 43rd St. 8th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 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 no work on or storage of vehicles occurs in the public right-of-way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the applicant 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 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>
15	34075 Special Use	Abdul Motlani Property Owner	3610 W. Lincoln Av. A/K/A 3604 W. Lincoln Av. 8th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That no work on or storage of vehicles occurs in the public right-of-way. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That all repair work is conducted inside the building. 11. That a waste tire generator license must be obtained by any person who, in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 11, 2023. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	34090 Special Use	Interfaith Older Adult Programs Inc. Janet McMahon; Other	2414 W. Mitchell St. A/K/A 1639 S. 23rd St. 8th Dist.
		Request to occupy a portion of the premises as a social service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	34092 Special Use	Family Appliances LLC Felipe Castro; Lessee	2517 W. Greenfield Av. A/K/A 2517 A W. Greenfield Av. 8th Dist.
		Request to continue occupying a portion of the premises as a second-hand sales facility (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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>
18	34086 Special Use	Mt. Everest Petro Inc. Dipak Thapa; Lessee Request to continue occupying the premises as a motor vehicle filling station.	7002 W. Center St. A/K/A 7000 W. Center St. 10th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	
19	34026 Dimensional Variance	Tabernaculo de Vida Miguel Moralez; Property Owner Request to erect a sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 32 sq.ft.).	1136 W. Madison St. A/K/A 1228 S. 12th St. 12th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the fence 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. 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 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>
20	34060 Use Variance	Juan M Sanchez Property Owner	1035 W. National Av. A/K/A 1037 W. National Av. 12th Dist.
		Request to continue occupying the premises as a currency exchange facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 7. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit. 8. That this Use Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	33810 Special Use	Hermans Auto Clinic LLC Allan R. West; Lessee	6100 S. Howell Av. 13th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That landscaping and screening in accordance to the plan submitted to the Board on September 17, 2015 is installed by May 1, 2016 and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 all repair work is conducted inside the building. 10. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	34069 Special Use	Serena Ballman Property Owner	4170 S. Howell Av. A/K/A 4180 S. Howell Av. 13th Dist.
		Request to continue occupying the premises as a day care center for 16 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:30 p.m.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 the outdoor play area is not utilized before 9:00 A.M. 6. That the facility does not exceed the capacity established by the State Department of Children and Families. 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>
23	33515 Special Use	First Class Auto Detailing and Sales LLC Nestor Rodriguez Jr.; Lessee Request to continue occupying the premises as a car wash and motor vehicle sales facility.	2509 E. Oklahoma Av. A/K/A 2515 E. Oklahoma Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	33987 Special Use	Gunny Petroleums Inc. Satwinder Singh; Property Owner	2306 W. Fond Du Lac Av. A/K/A 2312 W. Fond Du Lac Av. 15th Dist.
		Request to continue occupying the premises as a motor vehicle filling station.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. 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 site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. 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. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That the decorative metal fences along the West Fond du Lac Avenue and North 23rd Street frontages be maintained in a manner that meets the intent of City code. 10. That the applicant does not have outdoor storage or display of products or merchandise. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That 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>
25	33673 Special Use	Darlene Moore Lessee	5148 N. Teutonia Av. A/K/A 5148 N. Teutonia Av. 202 1st Dist.
		Request to increase the number of children from 50 to 60 per shift and to continue occupying the premises as a day care center for children infant - 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 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 a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day. 8. That the 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. 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 facility does not exceed the capacity established by the State Department of Children and Families. 11. 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. 12. 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>
26	34000 Special Use	Natasha Broxton Property Owner Request to add a motor vehicle repair facility to the Board-approved indoor salvage operation.	2500 W. Cornell St. A/K/A 2600 W. Cornell St. 1st Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 June 27, 2013 is implemented 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the trucks parked at the loading docks 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. Please note that this would be an amendment for change of ownership to Common Council File #070354. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. The only exceptions to this are outlined in BOZA case 32223. This case states: That no more than 5 vehicles be staged outdoor awaiting fluid removal at any given time and that the vehicles do not remain outdoors for more than 48 hours. 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 all repair work is conducted inside the building. 10. That a waste tire generator license must be obtained by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 11. That the collection and storage of all flammable and combustible liquids comply with SPS 310. 12. That the applicant provide proper storage and disposal of batteries removed from salvaged vehicles. 13. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on January 24, 2023. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	34037 Special Use	Cross Flags Classic, LLC Mark Sollazo; Lessee	3514 W. Good Hope Rd. 1st Dist.
		Request to occupy the premises as a motor vehicle sales facility.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no sales vehicles are displayed in the public right-of-way. 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 time commencing with the date hereof, and expiring on April 15, 2024. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	34074 Special Use	Mohammad Riaz Property Owner	4405 N. 27th St. 1st Dist.
		Request to raze the existing structure and to occupy the premises as a motor vehicle filling station.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 8. That the site is developed in accordance with the elevation & façade plan submitted to the Board on August 28, 2015 and in accordance with the site and landscape plan submitted to the Board on June 5, 2014. 9. That landscaping and screening in accordance to the plan submitted to the Board on March 18, 2014 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. 10. That a certified survey map that combines this parcel with the north-abutting parcel (2706 West Atkinson Avenue) is submitted to and approved by the City of Milwaukee. 11. That the applicant provides sufficient clearance between onsite vehicular traffic and the existing building gas meters. 12. That the applicant provides sufficient clearance between onsite vehicular traffic and any dumpster(s). 13. That neither the ADA ramp/platform structure nor any dumpsters may encroach into the public right-of-way. 14. That the applicant does not have outdoor storage or display of products or merchandise. 15. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 16. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 17. 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. 18. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 9, 2024. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	34076 Special Use	Erika Fischer Lessee	4145 N. Green Bay Av. A/K/A 4151 N. Green Bay Av. 1st Dist.
		Request to increase the ages of children from infant - 5 to infant - 13 years of age, and to continue occupying the premises as a day care center for 41 children per shift, operating Monday - Saturday 6:00 a.m. - midnight.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 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. 7. That the applicant applies for a loading zone on North Green Bay Avenue within thirty (30) days. Please contact Mr. Joe Halvorson at 414-286-8677 to apply for or to renew, if necessary, the loading zone. 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	33982 Special Use	Donald Harmon Property Owner	7605 W. Florist Av. 2nd Dist.
		Request to increase the number of children from 60 to 76 for the Board-approved 24 hour day care center for children infant - 12 years of age operating Monday - Sunday.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 an updated copy of the State of Wisconsin day care license (that reflects the increase in the number of children) to the Board of Zoning Appeals within 60 days of State issuance of the updated license. 7. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies, and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed the capacity established by the State Department of Children and Families. 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 Special Use is granted for a period of time commencing with the date hereof, and expiring on March 16, 2025. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	33993 Special Use	D.J.'s Transmissions Inc. John Balistreri; Property Owner	7337 W. Fond Du Lac Av. A/K/A 7335 W. Fond Du Lac Av. 2nd Dist.
		Request to add a motor vehicle body shop and to expand the existing motor vehicle repair facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 no work on or storage of vehicles occurs in the public right-of-way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the applicant 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 all repair work is conducted inside the building. 10. That a waste tire generator license must be obtained by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 11. That all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved. 12. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	34004 Special Use	Kumovi Investments LLC & Vasic Investments LLC John Plavsic; Property Owner	7323 W. Mill Rd. 2nd Dist.
		Request to occupy the premises as a car wash.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That within 30 days of Board approval of the Special Use the petitioner must submit a revised landscaping plan to the Board of Zoning Appeals for review and approval by the Zoning Administration Group prior to the issuance of any permits. The revised plan must include a planting strip (containing shrubs and other plant material) located on-site between the eastern and western driveways on West Mill Road. The removal of a portion of the paved surface will be required to create the planting strip. The revised plan must also include landscaping along the West Mill Road frontage east of the easternmost driveway. 5. That landscaping and screening in accordance a landscape plan that has been approved by the Zoning Administrative Group is installed within 90 days of occupancy and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. 6. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 7. 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. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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 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	34051 Use Variance	North Shore Christian Church Wilbur Baker; Lessee	6659 W. Mill Rd. A/K/A 6657 W. Mill Rd. 2nd Dist.
		Request to continue occupying a portion of the premises as a religious assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 Use Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	34071 Special Use	Little Learners Academy LLC Wajeeh Alturkman; Lessee	5833 W. Silver Spring Dr. A/K/A 5803 W. Silver Spring Dr. 2nd Dist.
		Request to continue occupying the premises as a 24 hour day care center for 45 children per shift infant - 12 years of age, operating Monday - Sunday (this is a new operator).	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 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 facility does not exceed the capacity established by the State Department of Children and Families. 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 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>
35	34091 Special Use	Rukiyabai A. Keval Hassanali Keval; Property Owner	5818 N. 97th St. 2nd Dist.
		Request to continue occupying the premises as an outdoor salvage operation.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the opaque fence located in the rear of the property is retained and maintained in a manner that meets the intent of City Code. 5. That no work on or storage of vehicles occurs in the public right-of-way. 6. That vehicles not be parked on the driveway approach. 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>
36	34049 Dimensional Variance	Peter and Janice Carini Property Owner Request to erect a wall sign that exceeds the maximum number allowed (allowed 1 / proposed 3).	3468 N. Oakland Av. A/K/A 3466 N. Oakland Av. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Dimensional Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	34067 Special Use	Black Husky Brewing LLC Timothy and Toni Eichinger; Prospective Buyer	2872 N. Bremen St. A/K/A 909 E. Locust St. 3rd Dist.
		Request to occupy the premises as a micro alcohol beverage facility.	
	Action:	Granted 20 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That this Special Use is granted for a period of twenty (20) 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>
38	34082 Dimensional Variance	Patrick R. Jones Ramsey Jones Architects; Property Owner	734 E. Wright St. 3rd Dist.
		Request to construct an addition to the single-family dwelling that does not meet the minimum required height (required 25 ft. / proposed 21 ft.).	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land. 	
39	34083 Dimensional Variance	Michael Dillon Property Owner	2410 N. Fratney St. 3rd Dist.
		Request to construct a single-family dwelling that does not meet the minimum required height (required 25 ft. / propose 20 ft. 5 in.).	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	34099 Dimensional Variance	Karen J Okerlund Property Owner Request to construct a porch that does not meet the minimum required front setback (required 6.5 ft. / proposed 4.5 ft.).	1123 E. Center St. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	34013 Special Use	Commernitta Bradby Lessee	527 N. 27th St. 4th Dist.
		Request to occupy a portion of the premises as a religious assembly hall.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 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 five (5) years, commencing with the date hereof. 	
42	34116 Use Variance	Milwaukee River Hotel-P LLC Edward Carow; Property Owner	1124 N. Old World Third St. A/K/A 201 W. Juneau Av. 4th Dist.
		Request to continue occupying the premises as a principal use parking lot.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	34087 Use Variance/ Dimensional Variance	Laura Sue Mosier Rick Mosier; Property Owner Request to occupy a portion of the premises as an assembly hall and to erect a sign that exceeds the maximum allowed area.	3209 W. Wells St. A/K/A 3209 W. Wells St. A 4th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	33905 Special Use	Schlossmann Powersports, Inc. Lessee	12011 W. Silver Spring Dr. 5th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening in accordance to the plan submitted to the Board on August 13, 2015 is installed by May 1st 2016 and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 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>
45	34063 Dimensional Variance	Eric Griffith Property Owner Request to allow a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.).	3295 N. 76th St. 5th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	34070 Special Use	Larry Bunzel Property Owner	8401 W. Burleigh St. A/K/A 8403 W. Burleigh St. 5th Dist.
		Request to continue occupying the premises as an assembly hall.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 be on site during all events. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. 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. 8. That the on-site planting strip along the North 84th Street frontage of the parking lot is maintained with shrubs in accordance with City code. 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 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>
47	33957 Special Use	Lonnie Whitfield Property Owner Request to allow a transmission tower that does not meet the minimum required setback.	3760 N. 22nd St. A/K/A 3760 A N. 22nd St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	
48	34028 Use Variance	Huettner Properties LLC William Huettner; Property Owner Request to occupy the premises as a multi-family dwelling that exceeds the maximum allowed number of units.	2105 N. Booth St. 6th Dist.
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Use 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>
49	33677 Special Use	Greg Owens Lessee Request to occupy the premises as a transitional living facility for 8 occupants.	4020 W. Burleigh St. A/K/A 4022 W. Burleigh St. 7th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	
50	33912 Special Use/ Dimensional Variance	Joshua Possessing the Promises Ministries Property Owner Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces.	3300 W. Burleigh St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the unused driveway located on North 33rd Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 286-8480 to apply for a DPW permit to close the driveway approach. 5. That the carpet placed over the public sidewalk area on North 33rd Street be removed within 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 Special Use and this Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	33950 Special Use	MLH Exchange LLC Melih Goral; Lessee	2831 W. Burnham St. 8th Dist.
		Request to occupy the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening in accordance to the plan submitted to the Board on July 21, 2015 is installed by June 1, 2016 and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That no more than thirteen (13) cars be parked on the lot at any one time as shown on the site plan dated July 21, 2015. 7. That the driveway approach on West Burnham Street is closed and restored to City of Milwaukee specifications within one (1) year. 8. That a Department of Public Works (DPW) permit is obtained to close the driveway approach on West Burnham Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process. 9. That no work on or storage of vehicles occurs in the public right-of-way. 10. That no sales vehicles are displayed in the public right-of-way. 11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 12. 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. 13. That all repair work is conducted inside the building. 14. That there be no auto body repair on site. 15. 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>
52	33806 Special Use	Giovanni Kais Lessee Request to occupy a portion of the premises as a general retail establishment.	235 N. 36th St. A/K/A 237 N. 36th St. 2 10th Dist.
	Action:	Adjourned	
	Motion:	Jewel Currie moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
53	34059 Dimensional Variance	Chad Koch Property Owner Request to allow a parking space in the front yard.	5326 W. Wells St. 10th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on West Wells Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process. 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>
54	34040 Dimensional Variance	Milwaukee Police Association Mark Buetow; Property Owner Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 32 sq.ft. / proposed 72 sq.ft.).	6310 W. Blue Mound Rd. 10th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski 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 this Dimensional Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	33750 Special Use	Johnny Buffit's Auto Emporium John R. Wohlfard; Lessee	515 A S. 1st St. A/K/A 515 S. 1st St. 2 12th Dist.
		Request to occupy a portion of the premises as a motor vehicle body shop and car wash.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 all wastewater is contained on site. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the applicant 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 all repair work is conducted inside the building. 10. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 11. 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. 12. 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>
56	33918 Special Use	Ramon Arteaga Property Owner	1601 W. Becher St. 12th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	34010 Special Use	Tech Automotive LLC Amer Masoud; Lessee	1371 W. Windlake Av. 12th Dist.
		Request to occupy the premises as a motor vehicle sales and repair facility.	
	Action:	Granted 5 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there be a maximum of three (3) vehicles on display for sale. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That no work on or storage of vehicles occurs in the public right-of-way. 7. That no sales vehicles are displayed in the public right-of-way. 8. That no more than six (6) vehicles be parked on the parking lot behind the building at any time. 9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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 all repair work is conducted inside the building. 12. That a waste tire generator license must be obtained by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 13. 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>
58	34052 Special Use/ Use Variance	Maria Alvarez Lessee Request to add a cash-for-gold business and currency exchange facility and to continue occupying the premises as a second-hand sales facility (this is a new operator).	1401 S. 7th St. A/K/A 1405 S. 7th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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.295-605 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 this Special Use and these Use Variances 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>
59	34066 Special Use	Milwaukee Metropolitan Sewerage District Bill Farmer; Property Owner Request to construct a transmission tower that exceeds the maximum allowed height (allowed 85 ft. / proposed 140 ft.).	2702 S. 6th St. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	
60	33972 Dimensional Variance	Jay's Uptown Cafe O'Dean Taylor; Lessee Request to allow a fence that exceeds the maximum allowed height and has the supporting members facing the exterior of the lot.	5007 W. Center St. A/K/A 5009 W. Center St. 15th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the Dimensional Variance related to the fence height is dismissed without prejudice. 5. That the Dimensional Variance related to the fence supports 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>
61	33715 Special Use	Terrell Bell Lessee Request to continue occupying the premises as a second-hand sales facility (this is a new operator).	4010 W. Villard Av. A/K/A 4110 W. Villard . 1st Dist.
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
62	33893 Special Use	Taj International Petroleum Inc. Hardeet S. Walia; Property Owner Request to construct an addition and to continue occupying the premises as a motor vehicle filling station.	4057 N. Green Bay Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
63	33980 Appeal of an Order	The City of God Child Development Center Growning Minds Child Development Center; Lessee Request to appeal an order from the Department of Neighborhood Services stating that all temporary and non-permitted signs must be removed.	2812 W. Fairmount Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	33991 Use Variance	Tommy Honeycutt Property Owner	4940 N. 32nd St. 1st Dist.
		Request to occupy the premises as an assembly hall.	
	Action:	Granted 1 yr.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	3 Ayes, 1 Nay, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there be no parking along the residential streets and that all parking occurs south of West Cameron Avenue. 5. That the petitioner be on site and present during all events and maintains full control of the property at all times. 6. That there be no more than 50 occupants on site at any one time. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 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 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. 10. That the hours of operation be limited to Sunday - Thursday 4:00 p.m. - 10:00 p.m. and Friday-Saturday 3:00 p.m. - 11:00 p.m. 11. That no alcohol be allowed on the premises. 12. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 13. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including, but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services. 14. That this Use Variance is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	34065 Special Use	Milwaukee Metropolitan Sewerage District Bill Farmer; Property Owner	3102 W. Hampton Av. A/K/A 4800 N. 32nd St. 1st Dist.
		Request to construct a transmission tower that exceeds the maximum allowed height (allowed 60 ft. / proposed 140 ft.).	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	33928 Special Use	Anchorage Homes Adult Daycenter, LLC Lurean L. Nelson Slocum; Property Owner	6435 W. Capitol Dr. A/K/A 6427 W. Capitol Dr. 2nd Dist.
		Request to continue occupying the premises as an adult day care center.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Martin Kohler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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>
67	34045 Special Use	Lateecha Rutherford Lessee Request to occupy the premises as a day care center for 65 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. - midnight and Saturday - Sunday 6:00 a.m. - 6:00 p.m.	6414 W. Silver Spring Dr. A/K/A 6426 W. Silver Spring Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	Martin Kohler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
68	34048 Special Use	Eyes Wide Open Seeing Beyond Today II, LLC Dessa Jordan; Lessee Request to occupy the premises as a group home for 6 occupants.	8123 W. Villard Av. A/K/A 8125 W. Villard Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	34058 Special Use	Durable Investments, LLC Jim Morgan; Property Owner	8347 W. Fond Du Lac Av. A/K/A 8300 W. Silver Spring Dr. 2nd Dist.
		Request to occupy the premises as a principal use parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 7. That revised landscape plan meeting the intent of City code s.295-405 is submitted to and approved by the Milwaukee Development Center prior to the issuance of any permits. Specifically, the revised plan must meet the requirements for interior landscaping. 8. 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. 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>
70	34062 Special Use	AJ Auto Salvage LTD Mike Pipia; Lessee	7169 W. Fond Du Lac Av. 2nd Dist.
		Request to occupy a portion of the premises as an indoor salvage operation.	
	Action:	Granted 10 yrs.	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no work on or storage of vehicles occurs in the public right-of-way. 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Storage Group S-1 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That all repair work is conducted inside the building. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
71	33584 Special Use	Joye A Peterson Property Owner Request to occupy the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Friday 6:30 a.m. - 10:00 p.m. and Saturday 8:00 a.m. - 5:00 p.m.	7118 W. Center St. A/K/A 7120 W. Center St. 10th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal to Administrative Review. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

Other Business:

Board member Henry Szymanski moved to approve the minutes of the September 10, 2015 meeting. Seconded by Board member Jewel Currie. Unanimously approved.

Board member Karen Dardy moved to approve the 2016 Board hearing calendar. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for November 12, 2015.

Board member Henry Szymanski moved to adjourn the meeting at 7:59 p.m. Seconded by Board member Martin Kohler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board