

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – January 14, 2016
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 – 70*)

Members: Henry P. Szymanski (*voting on items 1 – 70*)
Jewel Currie (*voting on items 1 – 60, 62 – 70*)
Jennifer Current (*voting on items 1 – 70*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 – 70*)

START TIME: 4:09 p.m.

End Time: 7:44 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	34065 Special Use	Milwaukee Metropolitan Sewerage District Bill Farmer; Property Owner Request to construct a transmission tower that exceeds the maximum allowed height (allowed 60 ft. / proposed 140 ft.).	3102 W. Hampton Av. A/K/A 4800 N. 32nd St. 1st Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Karen Dardy.	
	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	34216 Extension of Time	Jo's Learning Academy Schnell Price; Property Owner Request for an extension of time to comply with the conditions of case #33470.	4827 W. North Av. A/K/A 4823 W. North Av. 206 15th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the extension of time. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	EXTENSION OF TIME REQUEST APPROVED. MUST COMPLY WITH CONDITIONS OF CASE NO. 33470: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for day care occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed a capacity of 78 children, or does not exceed the capacity established by the State Department of Children and Families if required to be less than 78 children. 9. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on June 11, 2018.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	34184 Special Use	The Imagination Station Child Care Erma Slade; Lessee	7945 N. 76th St. A/K/A 7929 N. 76th St. 9th Dist.
		Request to increase the number of children from 80 to 115 per shift infant - 13 years of age, and to continue occupying the premises as a day care center operating Monday - Saturday 5:30 a.m. - midnight.	
	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 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 6:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license for the expanded number of children to the Board of Zoning Appeals within 60 days of State issuance of the license. 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 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. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That no prohibited signage be displayed at the location per code section 295-407-9. 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>
4	34234 Special Use	8200 LLC Andy Khullar; Property Owner Request to continue occupying the premises as a motor vehicle filling station and car wash.	8200 W. Brown Deer Rd. A/K/A 8200 W. Brown Deer Rd. 200 9th Dist.
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by s.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 11. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	34238 Special Use	Titlemax of Wisconsin, Inc. Paul Bland; Lessee	7250 N. 76th St. 9th Dist.
		Request to continue occupying the premises as a title loan agency.	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That no prohibited signage be displayed at the location per code section 295-407-9. 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>
6	34258 Special Use	Fardale Home LLC Property Owner	7716 W. Wabash Ct. A/K/A 7700 W. Wabash Ct. 9th Dist.
		Request to continue occupying the premises as a community living arrangement for 20 occupants (this is a new operator).	
	Action:	Granted 20 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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 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 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>
7	34265 Special Use	Mary A Mitchell Lessee	8225 N. 107th St. 2 A/K/A 8225 N. 107th St. 1 9th Dist.
		Request to increase the number of occupants from 15 to 16 and to continue occupying the premises as a community living arrangement (this is a new operator).	
	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 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. 5. That the facility does not exceed the capacity established by the State Department of Children and Families. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That no prohibited signage be displayed at the location per code section 295-407-9. 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>
8	34245 Special Use	Violet Wilkerson Lessee	5836 W. Blue Mound Rd. A/K/A 5832 W. Blue Mound Rd. 10th Dist.
		Request to continue occupying the premises as a second-hand sales facility.	
	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 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 no prohibited signage be displayed at the location per code section 295-407-9. 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>
9	34260 Special Use	Keana Allen Lessee	2707 N. 54th St. A/K/A 2707 N. 54th St. 1 10th Dist.
		Request to continue occupying the premises as a day care center for 35 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - midnight (this is a new operator).	
	Action:	Granted 5 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 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 BOZA within 60 days of State issuance of the license. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Institutional I-4 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 no prohibited signage be displayed at the location per code section 295-407-9. 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>
10	34214 Special Use	TMS Minimart Inc. Jose Mathew; Lessee	902 W. National Av. A/K/A 914 W. National Av. 12th 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 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 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 landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 9. That the applicant does not have outdoor storage or display of products or merchandise. 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 no prohibited signage be displayed at the location per code section 295-407-9. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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11	34255 Special Use	Gustavo Nicola Lessee	820 S. Water St. A/K/A 818 S. Water St. 12th Dist.
		Request to occupy a portion of the premises as a personal instruction school.	
	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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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12	34263 Special Use	Southside Organizing Committee John Rozga; Lessee	707 W. Lincoln Av. A/K/A 705 W. Lincoln Av. 12th Dist.
		Request to continue occupying the premises as a cultural institution.	
	Action:	Granted 20 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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. 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>
13	34212 Special Use	Second Street Properties, LLC Jose Zarate; Property Owner	607 S. 5th St. 12th Dist.
		Request to occupy the premises as an assembly hall.	
	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 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 within 30 days of Board approval of the special use the petitioner must supply a contact name and phone number to the Board office and any interested party that requests it. The phone number must be available 24 hours a day. 6. That an employee and/or security personnel be on site during all events. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That windows must meet the glazing standards of s.295-605-2-i of the Milwaukee Zoning Code. 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>
14	34247 Dimensional Variance	St. Roman's Catholic Church Fr. Brian T. Holbus; Property Owner Request to erect a freestanding sign that exceed the maximum allowed area (allowed 6.08 sq.ft. / proposed 10 sq.ft.) and the maximum allowed height (allowed 6 ft. / proposed 8 ft.).	1710 W. Bolivar Av. A/K/A 1910 W. Bolivar Av. 13th Dist.
	Action:	Granted	
	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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. 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>
15	34252 Special Use	College Restaurant LLC Eric Rosandich; Lessee	6262 S. 13th St. A/K/A 1202 W. College Av. 13th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility.	
	Action:	Granted	
	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 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 landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 7. That 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 no prohibited signage be displayed at the location per code section 295-407-9. 9. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on September 29, 2021. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	34259 Special Use	Fardale Home LLC Property Owner	3031 W. Fardale Av. A/K/A 3031 W. Fardale Av. 2 13th Dist.
		Request to continue occupying the premises as a community living arrangement for 20 occupants (this is a new operator).	
	Action:	Granted 20 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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 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 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>
17	34217 Special Use	R&S of Wisconsin, LLC Bahadurali Bhimani; Property Owner	1127 E. Oklahoma Av. 14th Dist.
		Request to continue occupying the premises as a motor vehicle filling station and car wash.	
	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 hours of operation for the car wash are limited to 7:00 A.M. to 9:00 P.M. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 7. That 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 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. 9. That the applicant does not have outdoor storage or display of products or merchandise. 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 no prohibited signage be displayed at the location per code section 295-407-9. 12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 13. 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>
18	34218 Special Use	N&K of Wisconsin LLC Mohammed Bhimani; Property Owner	1213 E. Howard Av. 14th 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 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 landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 5. That the 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 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. 7. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That the applicant does not have outdoor storage or display of products or merchandise. 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 no prohibited signage be displayed at the location per code section 295-407-9. 12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	34221 Special Use	The Family Mechanic Elijah Corona; Lessee	1122 E. Holt Av. A/K/A 1134 E. Holt Av. 14th Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That no work on or storage of vehicles occurs in the public right-of-way. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises 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. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 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>
20	34248 Use Variance	Charity Harvey Lessee Request to occupy a portion of the premises as a specialty school.	2999 S. Delaware Av. A/K/A 2997 S. Delaware Av. A 14th 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>
21	34220 Special Use	SDC Properties Prospective Buyer	1730 W. North Av. 15th Dist.
		Request to occupy the premises as a social service facility.	
	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. 5. That the unused driveway located on North 19th Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That no prohibited signage be displayed at the location per code section 295-407-9. 8. 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. 9. 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. 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>
22	34225 Special Use	Demartel Gilbert Lessee	3509 W. North Av. A/K/A 3503 W. North Av. 15th Dist.
		Request to occupy a portion of the premises as a second-hand sales facility.	
	Action:	Granted 5 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the applicant does not have outdoor storage or display of products or merchandise. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That no prohibited signage be displayed at the location per code section 295-407-9. 9. 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. 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>
23	34240 Special Use	Most Precious Journee Day Care LaQuisha Hanna; Lessee Request to increase the hours of operation from 7:00 a.m. - 11:00 p.m. to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 22 children per shift infant - 12 years of age, operating Monday - Sunday.	2806 W. Lisbon Av. A/K/A 2806 A W. Lisbon Av. 15th Dist.
	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 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 apply for a loading zone on West Lisbon Avenue. Contact Mr. Joe Halvorson at 414-286-8677 to apply for or to renew, if necessary, the loading zone. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for daycare occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That no prohibited signage be displayed at the location per code section 295-407-9. 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>
24	34267 Use Variance	Travis B Osborne Property Owner	3030 W. Fond Du Lac Av. 15th Dist.
		Request to continue occupying the premises as a second-hand sales facility.	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts. 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 retail occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 7. That the applicant does not have outdoor storage or display of products or merchandise. 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 no prohibited signage be displayed at the location per code section 295-407-9. 10. 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>
25	34200 Special Use	Kings and Queens World Child Development Center Venessia R. Miller; Lessee Request to occupy the premises as a day care center for 100 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m.	5249 N. 35th St. A/K/A 5249 N. 35th St. 102 1st Dist.
	Action:	Granted	
	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 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 35th Street within thirty (30) days. Please contact Mr. Joe Halvorson at 414-286-8677 to apply for or to renew, if necessary, the loading zone. 8. That the facility does not exceed the capacity established by the State Department of Children and Families. 9. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 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 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. 13. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on May 19, 2018. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	34222 Special Use	Lincoln Park Mobil Gurnam Singh; Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash.	4803 N. Green Bay Av. A/K/A 1708 W. Hampton Av. 1st Dist.
	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 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 hours of operation for the car wash are limited to 7:00 A.M. to 10:00 P.M. as approved by the Board of Zoning Appeals decision dated November 29, 1988. 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 security personnel if necessary. 7. That landscaping and screening in accordance to the plan approved by the Department of City Development on August 17, 1988 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. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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>
27	34243 Special Use	Manyo Motors David Manyo; Lessee	4035 N. Green Bay Av. 1st Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	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>
28	34232 Special Use	Ivy Lane Corporation Brad Barrett; Lessee	7028 W. Capitol Dr. A/K/A 7018 W. Capitol Dr. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle repair facility.	
	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 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 Recycling, Salvaging, or Towing Premises 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 no prohibited signage be displayed at the location per code section 295-407-9. 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>
29	34231 Special Use	Ivy Lane Corporation Brad Barrett; Lessee Request to continue occupying the premises as a motor vehicle repair facility.	1700 E. North Av. A/K/A 1704 E. North Av. 3rd Dist.
	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 there be no increase in roof signage, and any additional signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That no work on or storage of vehicles occurs in the public right-of-way. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises 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. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 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	34209 Dimensional Variance	Milwaukee Public Market David Ware; Lessee Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 35 sq.ft. / proposed 44 sq.ft.).	445 N. Broadway 4th Dist.
	Action:	Granted	
	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 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>
31	34211 Special Use	Jagdisher Singh Kler Property Owner	9922 W. Capitol Dr. A/K/A 9916 W. Capitol Dr. 5th Dist.
		Request to continue occupying the premises as a motor vehicle filling station and car wash.	
	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 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 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. 6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 7. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 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	34233 Special Use	BFC Properties LLC Charles Hastings; Property Owner	11310 W. Silver Spring Rd. 5th Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility.	
	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. <ol style="list-style-type: none"> 1. That no additional signage may be erected on the site unless it meets the signage standards of s.295-805 of the Milwaukee Zoning Code. 4. That no work on or storage of vehicles occurs in the public right-of-way. 5. That no sales vehicles are displayed in the public right-of-way. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises 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. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 11. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	34241 Special Use	Planting Seeds Early Child Care Lisa M. Williams; Lessee Request to increase the hours of operation from 7:30 a.m. - 5:30 p.m. to 6:00 a.m. - 6:00 p.m. Monday - Friday, and to continue occupying the premises as a day care center for 37 children per shift infant - 4 years of age (this is a new operator).	10230 W. Fond Du Lac Av. A/K/A 10232 W. Fond Du Lac Av. 5th 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>
34	34226 Special Use	Bridgeman Foods II, Inc./J.B. Properties Jim Gaulke; Property Owner	633 W. North Av. A/K/A 611 W. North Av. 6th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility.	
	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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That the applicant 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 no prohibited signage be displayed at the location per code section 295-407-9. 9. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	34227 Special Use	Bridgeman Foods II, Inc./J.B. Properties Jim Gaulke; Property Owner	627 E. Capitol Dr. 6th Dist.
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility.	
	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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That the applicant 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 no prohibited signage be displayed at the location per code section 295-407-9. 9. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	34235 Special Use	Yellow Cab Cooperative Property Owner	1747 N. 6th St. 6th Dist.
		Request to continue occupying the premises as a ground transportation service.	
	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 landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on April 2, 2015, and 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the platform structure with ramps and handrails to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454. 6. That the applicant 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 no prohibited signage be displayed at the location per code section 295-407-9. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	34244 Special Use	Fala7 Investments, LLC Ihsan Atta; Property Owner	3351 N. Holton St. A/K/A 3349 N. Holton St. 6th Dist.
		Request to occupy the premises as a general office.	
	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 storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 5. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That no prohibited signage be displayed at the location per code section 295-407-9. 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>
38	34254 Special Use	Trinity Christian Methodist Episcopal Church Armand Lee; Property Owner	3820 N. 20th St. A/K/A 3820 N. Teutonia Av. 6th Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	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 banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	34262 Special Use	All My Children Learning Academy Tarina Kazee; Lessee	2979 N. Palmer St. A/K/A 137 E. Chambers St. 6th Dist.
		Request to continue occupying the premises as a 24 hour day care center for 20 children per shift infant - 12 years of age, operating Monday - Sunday.	
	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 signage must meet the signage standards of s.295-505-5 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 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. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That no prohibited signage be displayed at the location per code section 295-407-9. 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>
40	34204 Special Use	Inspired Word Ministries LLC Steven Anders; Property Owner	3410 W. Burleigh St. A/K/A 3404 W. Burleigh St. 7th Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	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 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 applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That no prohibited signage be displayed at the location per code section 295-407-9. 8. 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. 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>
41	34215 Special Use	Bestow Services Lessee	4518 W. Burleigh St. A/K/A 4524 W. Burleigh St. 7th Dist.
		Request to occupy a portion of the premises as a social service facility.	
	Action:	Granted 5 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 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 no prohibited signage be displayed at the location per code section 295-407-9. 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 and complies with all zoning conditions and building code requirements prior to occupancy. 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>
42	34229 Special Use	Villard Automotive William Ben Welsh; Lessee Request to occupy a portion of the premises as a motor vehicle sales facility.	5815 W. Villard Av. A/K/A 5817 W. Villard Av. 7th Dist.
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That no work on or storage of vehicles occurs in the public right-of-way. 6. That no sales vehicles are displayed in the public right-of-way. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the applicant 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 no prohibited signage be displayed at the location per code section 295-407-9. 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>
43	34068 Special Use/ Dimensional Variance	B. Bohmann Plumbing, Inc. Brian E. Bohmann; Property Owner Request to continue occupying the premises as a contractor's yard that does not meet the minimum required landscaping.	2932 W. Forest Home Av. A/K/A 2514 S. 30th St. 8th Dist.
	Action:	Granted 5 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 site is maintained in accordance to the site plan and landscape plan submitted to the Board on August 26, 2015. 5. That outdoor storage of motor vehicles and trailers is permitted on site, but outdoor storage of materials and supplies is limited to the enclosed area located in the eastern portion of the site. 6. That no materials, equipment, tires, pallets, tools, etc. be stored in plain view of the public. 7. That the activities performed on the property are not detrimental to the surrounding properties and neighborhood. Activities performed are related to the operation of the business and do not generate noise, dust, debris, or excessive storage of non-business related items. 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 no prohibited signage be displayed at the location per code section 295-407-9. 10. That the Plan of Operation be fully complied with and only those vehicles and storage materials, as listed in the Plan of Operation, be stored at the location. 11. That this Special Use and this Dimensional Variance 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>
44	34242 Special Use	Maria Reyes Lessee Request to occupy the premises as a general office.	3234 W. Greenfield Av. A/K/A 3232 W. Greenfield Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:	--	
	Conditions of Approval:	--	
45	34223 Special Use	ACIF Corp. Bekele Tafesse; Prospective Buyer Request to occupy the premises as a religious assembly hall.	2900 W. Lincoln Av. 8th 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>
46	34159 Special Use	LJ Auto Repair & Services LaQuita M. Jones; Lessee	7928 W. Clinton Av. 9th Dist.
		Request to add a motor vehicle sales facility to the Board-approved motor vehicle repair facility.	
	Action:	Granted	
	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.295-605 of the Milwaukee Zoning Code for LB1 zoning districts. 5. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 17, 2015, and 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 vehicle display is limited to the area depicted on the site plan submitted to the Board on October 15, 2015. 7. That no work on or storage of vehicles occurs in the public right-of-way. 8. That no sales vehicles are displayed in the public right-of-way. 9. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 12. That all repair work is conducted inside the building. 13. That no prohibited signage be displayed at the location per code section 295-407-9. 14. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 30, 2018. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	34123 Appeal of an Order	Farhan Ghaffar Property Owner Request to appeal an order from the Department of Neighborhood Services stating that a portion of the premises is being occupied as an assembly hall.	7225 N. 76th St. 9th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to uphold the order. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	DNS ORDER UPHELD	
48	34168 Special Use	Renee Schultz Joseph Schultz; Property Owner Request to occupy the premises as a community center.	7600 W. Dean Rd. 9th 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>
49	33771 Special Use	Edna Butler Lessee	7009 W. Capitol Dr. A/K/A 7011 W. Capitol Dr. 10th Dist.
		Request to occupy the premises as a hand car wash.	
	Action:	Granted 3 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That all car wash activity is conducted inside of the building. 7. That all wastewater is contained on site. 8. That no work on or storage of vehicles occurs in the public right-of-way. 9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 11. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 12. That no prohibited signage be displayed at the location per code section 295-407-9. 13. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	34084 Special Use	Patricia Carter-Lee Lessee	5514 W. Lisbon Av. 10th Dist.
		Request to occupy the premises as a religious assembly hall.	
	Action:	Granted 5 yrs.	
	Motion:	Jewel Currie 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 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 has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for Assembly Group A-3 occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 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>
51	34122 Special Use/ Dimension Variance	St. Peter Missionary Baptist Church, Inc. Prospective Buyer Request to occupy the premises as a religious assembly hall that does not meet the minimum required landscaping.	7283 W. Appleton Av. A/K/A 7287 W. Appleton Av. 10th Dist.
	Action:	Granted 10 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.295-605 of the Milwaukee Zoning Code. 5. That the decorative metal fence is installed along the West Appleton Avenue frontage in accordance to the fence plan submitted to the Board on October 23, 2015 is installed within 90 days of occupancy and is maintained in a manner that meets the intent of City code. 6. That the proposed fence is constructed on private property. The property line along West Appleton Avenue is located 12 feet behind the face of the street curb. 7. 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. 8. 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. 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 no prohibited signage be displayed at the location per code section 295-407-9. 11. That this Dimensional Variance is granted to run with the land. 	
		4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	34047 Special Use/ Dimensional Variance	Phia Ly Franchisee Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping.	2007 S. 15th Pl. 12th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
53	34182 Use Variance	Jessica Miramonti Lessee Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:30 p.m. and Saturday - Sunday 9:00 a.m. - 7:00 p.m.	1727 W. Lincoln Av. A/K/A 1725 W. Lincoln Av. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	34251 Special Use	New Cingular Wireless PCS, LLC Andy Fitz - Mastec Network Solutions; Lessee Request to construct a transmission tower that exceeds the maximum allowed height.	3929 S. 6th St. A/K/A 4031 S. 6th St. 13th Dist.
	Action:	Granted 15 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 this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. 	
55	34256 Use Variance	TransCenter for Youth LLC Thomas Schmitt; Lessee Request to occupy the premises as a secondary school for 125 students grades 7 - 12, operating Monday - Friday 7:30 a.m. - 4:00 p.m.	1003 W. North Av. A/K/A 2214 N. 11th St. 15th 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>
56	34095 Special Use	Natasha Ragsdale Lessee Request to occupy a portion of the premises as a day care center for 37 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.	4701 W. Lisbon Av. A/K/A 4709 W. Lisbon Av. 2 15th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	34141 Special Use	Choudry Petroleum Property Owner	2709 N. 28th St. 15th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	3 Ayes, 2 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening in accordance to the plan submitted to the Board on November 24, 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. 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. The decorative fence and bollards be wholly on private property. 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 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 a Recycling, Salvaging, or Towing Premises 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 no prohibited signage be displayed at the location per code section 295-407-9. 13. That the applicant submit a revised plan of operation detailing the plan to perform tire replacements outdoors on no more than three vehicles. 14. That the petitioner takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 15. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	34192 Other	Ambrose Rhodes Jr. Property Owner	2496 W. Fond Du Lac Av. 15th Dist.
		Request to appeal a determination by the Department of Neighborhood Services stating that Board of Zoning Appeals approval is required to operate a motor vehicle repair and outdoor storage facility.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	
59	34115 Special Use	Eric Broxton Lessee	4957 N. Teutonia Av. 1st Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Adjourned	
	Motion:	Jewel Currie moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 1 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>
60	34210 Special Use	Milwaukee Metropolitan Sewerage District Bill Farmer; Property Owner	4350 N. 35th St. 1st Dist.
		Request to erect a transmission tower that exceeds the maximum allowed height (allowed 85 ft. / proposed 140 ft.).	
	Action:	Granted	
	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 this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 15, 2035. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	34239 Use Variance/ Dimensional Variance	Crown of Victory Church Property Owner Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces.	2820 W. Stark St. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 for LB2 zoning districts. 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 no prohibited signage be displayed at the location per code section 295-407-9. 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 and complies with all zoning conditions and building code requirements prior to occupancy. 9. That this Use Variance 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>
62	34146 Appeal of an Order	Metro Realty Group, LLC Don M. Heinemeier; Property Owner Request to appeal an order from the Department of Neighborhood Services stating that the required number of parking spaces to dwelling units in a RM5 zoned district is 2:3.	2075 N. Cambridge Av. A/K/A 2077 A N. Cambridge Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	34081 Special Use/ Dimensional Variance	Central Parking, Inc. Lessee Request to continue occupying the premises as a principal use parking lot that does not meet the minimum required landscaping.	401 W. Wisconsin Av. A/K/A 620 N. 5th St. 4th Dist.
	Action:	Granted 2 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 landscaping per the standards of City code s.295-405 for Type 'A' landscaping is implemented and maintained in a manner that meets the intent of City 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 no prohibited signage be displayed at the location per code section 295-407-9. 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That this Special Use and this Dimensional Variance are granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	34157 Special Use/ Dimensional Variance	ABM Onsite Services - Midwest, Inc. Jeremy Weisling; Lessee Request to continue occupying a portion of the premises as a principal use parking lot that does not meet the minimum required landscaping.	401 W. Wisconsin Av. A/K/A 620 N. 5th St. 4th Dist.
	Action:	Granted 2 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 per the standards of City code s.295-405 for Type 'A' landscaping is implemented and maintained in a manner that meets the intent of City 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 no prohibited signage be displayed at the location per code section 295-407-9. 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That this Special Use and this Dimensional Variance are granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	34114 Special Use	Kai Trimble Lessee	4542 N. 84th St. A/K/A 4544 N. 84th St. 5th Dist.
		Request to increase the number of occupants from 6 to 8 and to continue occupying the premises as a group home.	
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jennifer Current.	
	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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	34249 Special Use	Jocelyn W Hall Lessee	8430 W. Capitol Dr. A/K/A 8430 W. Capitol Dr. 104 5th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 1 yr.	
	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 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 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 no prohibited signage be displayed at the location per code section 295-407-9. 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 a staff member monitors the entrance to the build in order to accept all client arrivals and permit departures. 9. That all clients are transported to and from the building by a transportation service or parent/guardian, and that all clients are escorted into the building by an adult. 10. That this Special Use 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>
67	34183 Special Use	Sheena Mills Lessee Request to occupy the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	634 W. Garfield Av. A/K/A 640 W. Garfield Av. 6th Dist.
	Action:	Granted 2 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 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 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the concrete steps to occupy the public right-of-way. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That no prohibited signage be displayed at the location per code section 295-407-9. 12. 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. 13. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 14. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	34118 Use Variance	Migdalia Quinones Lessee Request to occupy the premises as a day care center for 20 children per shift infant - 12 years of age, operating Monday - Friday 5:30 a.m. - midnight.	3109 W. National Av. A/K/A 3107 W. National Av. 3 8th Dist.
	Action:	Granted 2 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 applies for a loading zone on West National 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. 10. That no prohibited signage be displayed at the location per code section 295-407-9. 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 the facility does not exceed the capacity established by the State Department of Children and Families. 13. 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. 14. That this Use Variance is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	34219 Dimensional Variance	Angela Yannatos Property Owner Request to allow a parking space to be located in the front yard.	2048 S. Layton Bl. A/K/A 2048 A S. Layton Bl. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
70	34132 Use Variance	Divine Destiny School LaQuetta Clipps; Lessee Request to increase the number of from 150 to 220 and to continue occupying the premises as an elementary school for students K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 3:30 p.m. (this is a new operator).	5126 N. 38th St. A/K/A 3734 W. Lancaster Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:	--	
	Conditions of Approval:	--	

Other Business:

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

The Board set the next meeting for February 11, 2016.

Board member Henry Szymanski moved to adjourn the meeting at 7:44 p.m. Seconded by Board member Jewel Currie. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board