

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – February 11, 2016
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 - 62*)

Members: Henry P. Szymanski (*voting on items 1 - 62*)
Jewel Currie (*voting on items 1 - 62*)
Jennifer Current (*voting on items 1 - 62*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 - 62*)
Erik Richardson (*present for items 1 - 62*)

START TIME: 4:10 p.m.

END TIME: 7:53 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	33813 Special Use Dismissed	Smith & Ballard LLC ShaDella Smith; Latha Coley; Lessee Request to continue occupying the premises as a day care center for 138 children infant to 12 years of age, operating Monday - Friday 5:30 a.m. - 8 p.m. (this is a new operator).	2210 W. Hadley St. A/K/A 2818 N. 23rd St. 15th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie 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	34266 Use Variance Dismissed	Cierra McArthur Lessee Request to continue occupying the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator).	3800 W. Vliet St. 15th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
3	34116 Use Variance Dismissed	Milwaukee River Hotel-P LLC Edward Carow; Property Owner Request to continue occupying the premises as a principal use parking lot.	1124 N. Old World Third St. A/K/A 201 W. Juneau Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
4	34241 Special Use Dismissed	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:	Dismissed	
	Motion:	Jewel Currie 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>
5	34283 Dimensional Variance Granted	North Shore Bank Darrell Eisenhardt; Property Owner Request to construct an addition to the permitted bank that does not meet the required entrance door orientation.	5817 W. Forest Home Av. 11th Dist.
	Action:	Granted	
	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 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>
6	34236 Special Use Granted	Paragon Community Services Derek Goodman; Lessee Request to continue occupying the premises as an adult day care center.	6251 W. Forest Home Av. 11th Dist.
	Action:	Granted 10 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 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 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>
7	34302 Special Use Granted	Sherema Deau Lessee Request to occupy a portion of the premises as a second-hand sales facility.	5027 W. Howard Av. A/K/A 5021 W. Howard Av. 11th Dist.
	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 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 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 five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	34271 Special Use Granted	Miguel Arvelo Property Owner Request to continue occupying the premises as an assembly hall.	935 W. National Av. A/K/A 939 W. National Av. 12th Dist.
	Action:	Granted 10 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 petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 6. That the applicant supply a 24-hour contact phone number to the Board office and any interested party that requests it. 7. That the occupancy capacity is limited to 25 unless the applicant submits plans, obtains permits and installs a second restroom. 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>
9	34273 Special Use Granted	Palko Energies, LLC Alexander Palokonis; Property Owner Request to add an outdoor storage facility to the Board-approved indoor storage facility.	1036 W. National Av. A/K/A 1038 W. National Av. 12th Dist.
	Action:	Granted	
	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 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 all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 7. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on October 16, 2023. 	
10	34289 Special Use	Matt Talbot Recovery Services, Inc. Freddie Smith; Lessee Request to continue occupying the premises as a transitional living facility for 4 occupants (this is a new operator).	2462 S. 12th St. A/K/A 2462 A S. 12th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	34296 Dimensional Variance Granted	Gorman & Company, Inc. Ben Marshall; Prospective Buyer Request to allow more dwelling units than code permits (petitioner will remodel the existing building).	906 W. Historic Mitchell St. A/K/A 1663 S. 9th St. 12th Dist.
	Action:	Granted	
	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 this Dimensional Variance is granted to run with the land. 	
12	34291 Special Use	Jeremy Mericle Prospective Buyer Request to occupy a portion of the premises as a second-hand sales facility.	2212 S. Kinnickinnic Av. A/K/A 2214 S. Kinnickinnic Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	34277 Special Use Granted	Solid Rock Pentecostal Church Martha Cooper; Property Owner Request to construct a garage and to continue occupying the premises as a religious assembly hall.	2800 W. Center St. A/K/A 2808 W. Center St. 15th Dist.
	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 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 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 all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That 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>
14	34278 Special Use Granted	Asia S. Connor Lessee Request to increase the number of children from 19 to 40 per shift, and to continue occupying the premises as a 24 hour day care center for children infant - 12 years of age operating Monday - Friday.	4429 W. North Av. A/K/A 4425 W. North Av. 214 15th Dist.
	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 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 petitioner submit a copy of the State of Wisconsin day care license for the expanded day care center to the Board of Zoning Appeals within 60 days of State issuance of the license. 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 facility does not exceed the capacity established by the State Department of Children and Families. 11. 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. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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15	33970 Special Use	Yolanda Anderson Lessee	3002 W. Silver Spring Dr. 1st Dist.
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Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. (this is a new operator).

Action: Adjourned

Motion: This matter has been adjourned at the request of staff and will be rescheduled for the next available hearing.

Vote: --

Conditions of Approval: --

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	34280 Use Variance Granted	Northstar Management, Inc. d/b/a Northstar Loans; Property Owner Request to occupy a portion of the premises as a payday loan/title loan agency (expanding operations into adjacent unit).	6215 N. Teutonia Av. A/K/A 6213 N. Teutonia Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	--	
	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 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>
17	34261 Special Use Granted	<p>Shanita Willingham Lessee</p> <p>Request to continue occupying the premises as a day care center for 116 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday - Sunday 6:00 a.m. - 6:00 p.m. (this is a new operator).</p> <p>Action: Granted 5 yrs.</p> <p>Motion: Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</p> <p>Conditions of Approval:</p> <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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M 7. That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use. 8. That the applicant applies for a loading zone on North 64th 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. 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 facility does not exceed the capacity established by the State Department of Children and Families. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	6401 W. Capitol Dr. A/K/A 6413 W. Capitol Dr. 2nd Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	34284 Special Use Granted	Zachary Dean Property Owner	1841 N. Prospect Av. 3rd Dist.
		Request to occupy a portion of the premises as a personal service facility.	
	Action:	Granted 10 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 signage must meet the signage standards of s.295-505-5 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 obtains a Massage Establishment License from the City Clerk License Division. 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>
19	34269 Special Use Granted	Honeymil Adult Day Care Ycaita Johnson; Lessee	2722 W. Highland Bl. 4th Dist.
		Request to occupy the premises as an adult day care center.	
	Action:	Granted 10 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 signage must meet the signage standards of s.295-505-5 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 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	34272 Special Use Granted	Journal Sentinel Inc. Jeffrey Goelz; Property Owner Request to continue occupying a portion of the premises as an accessory use parking lot.	333 W. State St. A/K/A 918 N. 4th St. 4th Dist.
	Action:	Granted 10 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 landscaping and screening is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That 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. 	

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21	34270 Special Use Granted	Fabulous Finds, LLC Shannon Byrd; Lessee Request to occupy a portion of the premises as a second-hand sales facility.	7800 W. Appleton Av. A/K/A 7808 W. Appleton Av. 5th Dist.
	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 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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	34298 Special Use Granted	<p>New Standards Learning Center LLC Tiffany Belcher; Lessee</p> <p>Request to increase the ages of children from 3 - 6 to 2 1/2 - 12 and increase the hours of operation from 7:30 a.m. - 5:30 p.m. to 6:00 a.m. - midnight for the Board-approved day care center for 32 children per shift operating Monday - Friday (this is a new operator).</p>	<p>10230 W. Fond Du Lac Av. A/K/A 10236 W. Fond Du Lac Av. 5th Dist.</p>
	Action:	Granted	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. 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. 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 facility does not exceed the capacity established by the State Department of Children and Families. 9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 4, 2025. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	34279 Special Use Granted	Iphra Wigley Property Owner Request to increase the number of children from 30 to 34 per shift for the Board-approved day care center for children infant - 13 years of age, operating Monday - Friday 5:00 a.m. - midnight.	3567 N. Martin L King Jr Dr. A/K/A 3567 A N. Martin L King Jr Dr. 6th Dist.
	Action:	Granted	
	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 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 for the expanded day care center 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 time commencing with the date hereof, and expiring on September 16, 2019. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	34303 Special Use Granted	Rock of Faith Baptist Church Lee Johnson; Property Owner Request to continue occupying the premises as a religious assembly hall.	1701 W. Atkinson Av. A/K/A 1711 W. Atkinson Av. 6th Dist.
	Action:	Granted 10 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 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	34253 Special Use Granted	House of Mercy Evangelistic Ministries, Inc. Lessee Request to occupy the premises as a religious assembly hall and social service facility.	4563 N. Hopkins St. 7th Dist.
	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 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 these Special Uses are granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	34275 Special Use Granted	AMRI Counseling Services Lakeia Jones; Property Owner Request to continue occupying the premises as a social service facility.	4001 W. Capitol Dr. 7th Dist.
	Action:	Granted 10 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 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 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>
27	34295 Use Variance Granted	<p>Infa Global Inc Nabulungi Brister; Other</p> <p>Request to continue occupying the premises as a personal instruction school (this is a new operator).</p>	<p>3235 N. 31st St. A/K/A 3221 N. 31st St. 7th Dist.</p>
	Action:	Granted	
	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 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 Use Variance is granted for a period of time commencing with the date hereof, and expiring on October 13, 2020. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	34299 Special Use Granted	St. Peter Missionary Baptist Church Lessee	3057 N. 35th St. 7th Dist.
		Request to continue occupying the premises as a religious assembly hall.	
	Action:	Granted 10 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 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 all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 9. That this Special Use is granted for a period of 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	34304 Special Use Granted	Leadership Literacy & Technology Dev. Center II Tameeka Ross; Lessee	4406 W. Burleigh St. A/K/A 4404 W. Burleigh St. 7th Dist.
		Request to increase the ages of the children from 2 1/2 - 13 to infant - 13 years of age and increase the days of operation from Monday - Friday to Monday - Sunday, and to continue occupying the premises as a day care center for 22 children per shift operating from 6:00 a.m. - midnight (this is a new operator).	
	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 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 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 facility does not exceed the capacity established by the State Department of Children and Families. 11. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	34281 Dimensional Variance Granted	WASMIL, LLC DBA National Salvage; Lessee Request to continue to allow a wall sign that exceeds the maximum allowed area (allowed 240 sq.ft. / proposed 768 sq.ft.).	600 S. 44th St. A/K/A 606 S. 44th St. 8th Dist.
	Action:	Granted	
	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 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	34285 Special Use Granted	Iglesia Redimindos en Cristo Inc. Gerardo Martinez Crespo; Lessee Request to continue occupying a portion of the premises as a religious assembly hall (this is a new operator).	3131 W. Greenfield Av. A/K/A 3129 W. Greenfield Av. 3 8th Dist.
	Action:	Granted 3 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 first floor windows along the W. Greenfield Ave. façade are restored to transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 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 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 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>
32	34292 Special Use/ Use Variance Granted	Cadence Coffee & Cycle, LLC Lessee Request to occupy a portion of the premises as a sit-down restaurant and retail and second-hand sales facility.	3618 W. Pierce St. 8th Dist.
	Action:	Granted 10 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 5. That no sales bicycles be displayed in the public right-of-way. 6. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of a new concrete approach to the building. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter. 7. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the raised planter to continue 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. 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 applicant does not have outdoor storage or display of products or merchandise. 11. That this Special Use and this Use 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>
33	34093 Special Use Granted	Carite of Milwaukee, Inc. Lessee Request to add a motor vehicle repair facility to the Board-approved motor vehicle sales facility.	7500 N. 76th St. A/K/A 7512 N. 76th St. 9th Dist.
	Action:	Granted	
	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 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 site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code. 6. That landscaping and screening in accordance to the plan submitted to the Board on January 8, 2016 is installed by July 1, 2016 and is maintained in accordance with s295-405-1-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 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 the proposed decorative metal fence be located wholly on private property. 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 September 11, 2022. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	34237 Special Use Granted	Granville Auto LLC Lessee Request to continue occupying the premises as a motor vehicle sales facility.	9404 N. 107th St. A/K/A 9402 N. 107th St. 4 9th Dist.
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts. 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 no prohibited signage be displayed at the location per code section 295-407-9. 9. That all incidental repair work is conducted inside the building. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	34290 Dimensional Variance	MFLT, LLC Scott McGraw; Property Owner Request to construct a ramp that does not meet the minimum required front setback (required 12.3 ft. / proposed 10.5 ft.).	6610 N. 86th St. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	
36	34219 Dimensional Variance Granted	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 1 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 premises is developed in accordance to the plan submitted to the Board on November 18, 2015. Specifically that pavement is restricted to the 3-foot wide footpath proposed along the south edge of the parcel, and to 2 strips that are only wide enough to accommodate a vehicle's tire tracks. 5. That grass is maintained on the remainder of the parcel's front yard including the area between the tire tracks. 6. That the parking area is set back a distance of at least 15 feet from the front porch of the house. 7. That on-site parking in the front yard is limited to a maximum of 2 vehicles. 8. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on South Layton Boulevard. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process. 9. 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>
37	33899 Special Use	Smart Dollar Auto Jeffrey Weigel; Property Owner	6315 W. Forest Home Av. A/K/A 6313 W. Forest Home Av. 11th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility.	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
38	33900 Special Use	Smart Dollar Auto Jeffrey Weigel; Property Owner	6214 W. Howard Av. 11th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility.	
	Action:	Adjourned	
	Motion:	Jewel Currie moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
39	34246 Special Use	Nichole B. Minot Prospective Buyer	7635 W. Oklahoma Av. A/K/A 7635 W. Oklahoma Av. L14 11th Dist.
		Request to construct an addition to the existing building and to occupy the premises as an indoor storage facility.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	34182 Use Variance Granted	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:	Granted 3 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 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 the applicant applies for a loading zone on South 18th 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. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 11. That no prohibited signage be displayed at the location per code section 295-407-9. 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 13. That this Use Variance 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>
41	34201 Special Use/ Dimensional Variance	McDonald's USA, LLC c/o McDonald's Corporation; Property Owner Request to construct a building that does not meet the minimum required front setback, the minimum required glazing, or the minimum required landscaping and to erect 5 freestanding signs, one of which exceeds the maximum allowed area, and to occupy the premises as a fast-food/carry-out restaurant.	1940 S. 14th St. A/K/A 1936 S. 14th St. 12th Dist.
	Action:	Adjourned	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
42	34248 Use Variance Granted	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:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-505-5 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 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 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>
43	34282 Special Use	Achieving Educational Excellence, LLC Property Owner Request to accept the modified site plan, building elevations, and parking plans for the Board-approved an elementary and secondary school (modifications include the addition of several adjacent properties).	2607 S. 5th St. A/K/A 2601 S. 5th Pl. 14th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available public hearing.	
	Vote:	--	
	Conditions of Approval:	--	
44	34105 Special Use Denied	Advanced Waste Services, Inc. Michael T. Malatesta; Lessee Request to continue occupying a portion of the premises as a heavy motor vehicle outdoor storage facility.	4212 W. Highland Bl. A/K/A 3939 B W. Mc Kinley Av. 15th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the request. 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>
45	34138 Special Use/ Dimensional Variance Granted	National Retail Development, LLC Prospective Buyer Request to construct a building in which the parking lot is located between the principal building and the street lot line and does not meet the minimum required landscaping.	2121 W. Center St. A/K/A 2133 W. Center St. 15th Dist.
	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. 5. That landscaping and screening in accordance to the plan submitted to the Board on October, 2 2015 is installed within 90 days of occupancy and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 6. That within 30 days of Board approval of the special use revised elevation plans are submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group. Specifically the revised plans must (a) indicate that all windows will meet the transparency standards of s.295-605-2-i-3-c and that the revised building elevations for the West Center Street façade include additional architectural features. 7. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, excavation for the building foundation and closure of the public sidewalk during construction. 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. 8. That the access point to the alley be removed and replaced with appropriate landscaping. 9. That this Special Use and this Dimensional Variance 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>
46	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 applicant and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	34268 Special Use Granted	Kenneth Calabrese Jr. Lessee Request to continue occupying the premises as a motor vehicle repair facility.	1834 W. Walnut St. A/K/A 1824 W. Walnut St. 15th Dist.
	Action:	Granted 3 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 August 24, 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 no work on or storage of vehicles occurs in the public right-of-way. 6. That no more than 20 vehicles be parked on the lot at any time. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That all repair work is conducted inside the building. 10. That all areas used for parking follow the standards set in s.295-403-3-b of the Milwaukee Code of Ordinances. 11. That there be no parking on unpaved or improperly paved areas. 12. That the establishment will not operate as a motor vehicle outdoor storage facility. 13. That the establishment will not operate as a salvage facility. 14. That no inoperable vehicles be on the property longer than 48 hours. 15. 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>
48	33988 Special Use Granted	The Mitchell Group Inc. Lloyd Mitchell; Lessee	2462 W. Capitol Dr. 1st Dist.
		Request to add a motor vehicle sales facility to the Board-approved motor vehicle repair facility.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 within 120 days of Board approval of the special use a decorative metal fence is installed in accordance with the picture-plan submitted to the Board on October 12, 2015. The fence must be maintained in a manner that meets the intent of city code. 7. That no work on or storage of vehicles occurs in the public right-of-way. 8. That no sales vehicles are displayed in the public right-of-way. 9. That 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 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. 11. That no prohibited signage be displayed at the location per code section 295-407-9. 12. That no Light motor vehicle body shop work be performed at this location. A Body Shop facility in LB2, local business district is not a permitted use, and will require approval from the Board of Zoning Appeals. 13. That metal or vinyl slates be inserted in the metal fence on the rear (alley side) within 45 days of the Board's decision. 14. That there be no more than twelve (12) vehicles on site at any given time. Specifically no more than six (6) sales display vehicles and six (6) vehicles for repair or storage. 15. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on January 22, 2017. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	34243 Special Use Granted	Manyo Motors David Manyo; Lessee Request to occupy the premises as a motor vehicle repair facility.	4035 N. Green Bay Av. 1st 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 landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on December 4, 2015 and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 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>
50	34250 Special Use/ Dimensional Variance Granted	Car Planet Sahil Khindri; Property Owner Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required landscaping.	4020 N. Green Bay Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jennifer Current 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 decorative bollards are installed in accordance with the plan submitted to the Board on January 13, 2016. 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. Specifically, that the large freestanding sign along the premises West Capitol Drive frontage be removed or be reduced in size to meet current signage zoning code standards. 6. That no sales vehicles are displayed in the public right-of-way. 7. That no work on or storage of vehicles occurs in the public right-of-way. 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 petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 12. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	34274 Use Variance Granted	Donald Harmon Prospective Buyer Request to occupy the premises as a 24 hour day care center for 32 children per shift infant - 12 years of age, operating Monday - Sunday.	5959 N. 76th St. A/K/A 5957 N. 76th St. 2nd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle. Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. 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. 6. That there be no increase in the size of the existing freestanding sign structure, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code 7. That existing landscaping and screening as shown in the pictures submitted to the Board of Zoning Appeals on January 19, 2016 is maintained in a manner that meets the intent of 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 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 facility does not exceed the capacity established by the State Department of Children and Families. 11. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 12. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on March 16, 2025. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	34133 Use Variance Granted	Top Shelf Apparel Eric Riebe; Lessee Request to occupy the premises as an indoor wholesale and distribution facility.	1051 E. Ogden Av. A/K/A 1051 E. Ogden Av. 200 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 the applicant does not have outdoor storage or display of products or merchandise. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That 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 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>
53	34293 Use Variance Granted	Paratech Ambulance Service Inc. Robert Rauch; Lessee Request to occupy the premises as an ambulance service.	635 N. James Lovell St. A/K/A 631 N. 7th St. 4th Dist.
	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 within 60 days of Board approval of the variance the petitioner work with the Zoning Administration Group to submit a plan to create a landscaped strip along parcel's the North James Lovell Street frontage. Creation of the landscape strip will require that the driveway approach is restored with curb and gutter. 5. That traffic for the site be routed into and through the public alley adjacent to the site. 6. That the driveway located on North James Lovell 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. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That no prohibited signage be displayed at the location per code section 295-407-9. 10. 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. 11. That there be no more than 5 ambulances on site at any given time. 12. 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>
54	34224 Special Use Granted	Arkadijs Lindems Anna Lindems; Lessee Request to add an outdoor salvage operation to the Board-approved motor vehicle repair facility and body shop.	3915 N. Palmer St. A/K/A 3913 N. Palmer St. 6th Dist.
	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 the outdoor storage area is screened with an opaque fence and or gate. 5. That landscaping and screening is maintained in a manner that meets the intent of city code. 6. That no work on or storage of vehicles occurs in the public right-of-way. 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 a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 6, 2024. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	34043 Special Use Granted	SaintA, Inc. Francis R. Gaunt; Lessee Request to occupy a portion of the premises as a social service facility.	4610 W. Fond Du Lac Av. A/K/A 4610 W. Fond Du Lac Av. H 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Jennifer Current 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 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 ten (10) years, commencing with the date hereof. 	
56	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 and will be rescheduled for the next available hearing.	
	Vote:	--	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	34171 Special Use Granted	Larry Horst Lessee Request to occupy a portion of the premises as a motor vehicle repair facility.	2200 W. Mitchell St. A/K/A 2200 A W. Mitchell St. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That 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 no prohibited signage be displayed at the location per code section 295-407-9. 9. That all repair work is conducted inside the building. 10. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, 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 Light motor vehicle body shop work be performed with at this location. A Body Shop facility in IL2, Industrial district is permitted only as a special use, and will require approval from the Board of Zoning Appeals. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	34242 Special Use Granted	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:	Granted 3 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 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 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>
59	33806 Special Use Granted	Giovanni Kais Lessee Request to occupy a portion of the premises as a general retail establishment.	235 N. 36th St. A/K/A 237 N. 36th St. 2 10th Dist.
	Action:	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.295-505-5 of the Milwaukee Zoning Code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That 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 the storefront windows along the building's N. 36th St facade remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 8. That the applicant 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code for mercantile occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 11. That no prohibited signage be displayed at the location per code section 295-407-9. 12. 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. 13. That all areas used for parking follow the standards set in 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>
60	34190 Special Use/ Dimensional Variance Denied	Mars Cars Inc. Kevin Taylor; Lessee Request to occupy a portion of the premises as a motor vehicle sales facility that does not meet the minimum required landscaping.	7011 W. Capitol Dr. A/K/A 7009 W. Capitol Dr. 10th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the request. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	--	
61	34294 Dimensional Variance Granted	Kettle Range Meat Company, LLC Mark Bearce; Lessee Request to allow structural modifications for the permitted commercial catering facility, which over the life of the structure, equal or exceed 50% of its present equalized assessed value.	5501 W. State St. 10th Dist.
	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 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>
62	34300 Use Variance Granted	Joel Cielak Property Owner Request to occupy the premises as a single-family dwelling.	9100 N. 107th St. 9th Dist.
	Action:	Granted	
	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 this Use Variance is granted to run with the land. 	

Other Business:

Board member Dardy moved to approve the minutes of the January 14, 2016 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for March 10, 2016.

Board member Szymanski moved to adjourn the meeting at 7:53 p.m. Seconded by Board member Currie. Unanimously approved.

BOARD OF ZONING APPEALS


Secretary of the Board