# BOARD OF ZONING APPEALS
## CITY OF MILWAUKEE
### REGULAR MEETING - June 02, 2016
City Hall, Common Council Committee Room 301-A

## MINUTES

**PRESENT:**

**Chairwoman:** Catherine M. Doyle  *(excused)*

**Members:**
- Henry Szymanski *(voting on items 1 – 49)*
- Jewel Currie *(voting on items 1 – 49)*
- Jennifer Current *(voting on items 1 – 49)*
- Eric Lowenberg *(voting on items 1 – 49)*

**Alt. Board Members:**
- Karen D. Dardy *(voting on items 1 – 49)*
- Erik Richardson *(excused)*

**START TIME:** 4:04 p.m.  **END TIME:** 7:38 p.m.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>BZZA-15-0034095-H</td>
<td>Natasha Ragsdale, Lessee</td>
<td>4701 W Lisbon Av Ald. District 15</td>
</tr>
</tbody>
</table>

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.

**Action:** Dismissed

**Motion:** Eric Lowenberg moved to dismiss the appeal. Seconded by Jennifer Current.

**Vote:** 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

**Conditions of Approval:**

<table>
<thead>
<tr>
<th>Item No.</th>
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<tbody>
<tr>
<td>2</td>
<td>BZZA-15-0033630-H</td>
<td>Tiny Tots Learning Center c/o Joseph Clayton, Property Owner</td>
<td>4825 N 36th St Ald. District 1</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a day care center for 16 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

**Action:** Dismissed

**Motion:** Eric Lowenberg moved to dismiss the appeal. Seconded by Jennifer Current.

**Vote:** 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

**Conditions of Approval:**
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<thead>
<tr>
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<tbody>
<tr>
<td>3</td>
<td>BZZA-16-00154 Special Use</td>
<td>ABFH, LLC, Lessee</td>
<td>766 N JACKSON ST Ald. District 4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to continue occupying the premises as a principal use parking lot (this is a new operator)</td>
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<td></td>
<td><em>Action:</em> Dismissed</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td><em>Motion:</em> Eric Lowenberg moved to dismiss the appeal. Seconded by Jennifer Current.</td>
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<td><em>Vote:</em> 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td><em>Conditions of Approval:</em></td>
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</tr>
<tr>
<td>4</td>
<td>BZCO-16-00002 Change of Operator</td>
<td>Antella Thiakos, Property Owner</td>
<td>3101 S 76TH ST Ald. District 11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to continue occupying the premises as a principal use parking lot</td>
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<tr>
<td></td>
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<td><em>Action:</em> Dismissed</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td><em>Motion:</em> Eric Lowenberg moved to dismiss the appeal. Seconded by Jennifer Current.</td>
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<td><em>Vote:</em> 4 Ayes, 0 Nays, H. Szymanski Abstained.</td>
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<td><em>Conditions of Approval:</em></td>
<td></td>
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</tbody>
</table>
5  BZZA-16-00157
   Dimensional Variance, Use Variance
   Sandhar Corporation, Lessee
   2175 N 35th ST
   Ald. District 15
   Request to continue occupying the premises as a motor vehicle filling station with signage that exceeds the maximum allowed height (allowed 6 ft. / proposed 14 ft.) and the maximum allowed display area (allowed 18 sq.ft. / proposed 40 sq.ft.)

Action: Granted
Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.
Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.
8. That 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 landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on July 20, 2007 and 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.
10. 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.
11. 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.
12. That this Use Variance and Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof.
6  BZZA-16-00150  Special Use
       Rona Hooks, Lessee
       BZZA-16-00150
       2535 W CENTER ST
       Ald. District 15

Request to increase the number of children from 30 to 40 per shift, to increase the ages of the children from infant - 12 to infant - 13 years of age, and to continue occupying the premises as 24 hour day care center (this is a new operator)

Action:  Granted

Motion:  Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote:  4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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.

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 facility does not exceed the capacity established by the State Department of Children and Families.

8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.

10. 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.

11. 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.

12. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.

13. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
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<tbody>
<tr>
<td>7</td>
<td>BZZA-16-00180 Special Use</td>
<td>Terry Lee, Lessee, 2266 N PROSPECT AV</td>
<td>Ald. District 3</td>
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<td>Request to occupy a portion of the premises as a religious assembly hall</td>
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<td>Action: Granted</td>
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<td>Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td>Conditions of Approval:</td>
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<td></td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>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.</td>
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<td>5. That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td>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.</td>
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<td>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</td>
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<td>8</td>
<td>BZZA-16-00160 Dimensional Variance</td>
<td>Peter Ranos, 2214 N FARWELL AV</td>
<td>Ald. District 3</td>
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<td>Request to erect a Type B freestanding sign that exceeds the maximum allowed height (allowed 8 ft. / proposed 12 ft.)</td>
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<td>Action: Granted</td>
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<td>Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td>Conditions of Approval:</td>
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<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>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.</td>
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<td>5. That the sign is not in violation of the vision triangle per Milwaukee Code of Ordinances 295-405-3.</td>
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<td>6. That the sign, including foundations, is wholly on private property. Note: On East Kenilworth Place, the property line is 12 feet behind the face of the street curb starting to the east of the curb bump out at North Farwell Avenue and East Kenilworth Place. On North Farwell Avenue, the property line is 11 feet behind the face of the street curb starting to the north of the curb bump out at North Farwell Avenue and East Kenilworth Place.</td>
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<td>7. That this Dimensional Variance is granted to run with the land.</td>
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<tr>
<td>9</td>
<td>BZZA-16-00155</td>
<td>Dimensional Variance</td>
<td>2648 N HACKETT AV</td>
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<td></td>
<td>David Duncan II, Property Owner</td>
<td>Ald. District 3</td>
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</tbody>
</table>

Request to continue occupying the premises as a permitted religious assembly that does not meet the minimum required parking

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

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

10      | BZZA-16-00175     | Special Use | 300 N JEFFERSON ST |
|        |                   | Chicago Street Holdings, LLC, Lessee | Ald. District 4 |

Request to occupy a portion of the premises as a principal use parking structure

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 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 storage of auto parts, tires, nuisance vehicles or other junk and debris.
8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>11</td>
<td>BZZA-16-00218 Special Use</td>
<td>Housing Authority of the City of Milwaukee, Property Owner</td>
<td>455 E OGDEN AV Ald. District 4</td>
</tr>
</tbody>
</table>

Request to expand the accessory use parking lot to include five new stalls.

**Action:**

Granted

**Motion:**

Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

**Vote:**

4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

**Conditions of Approval:**

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 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 storage of auto parts, tires, nuisance vehicles or other junk and debris.

8. That within 60 days of Board approval of the special use the petitioner must work with the Zoning Administration Group on a landscape plan that will include planting shrubs along the parking lot's E. Knapp St frontage.

9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.
<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>12</td>
<td>BZZA-16-00156 Special Use</td>
<td>Alicia Bell, Property Owner</td>
<td>7630 W CENTER ST Ald. District 5</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a group home for 6 occupants

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 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 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 submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.
9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
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</thead>
<tbody>
<tr>
<td>13</td>
<td>BZZA-16-00181 Use Variance</td>
<td>KFF Ministries, Lessee</td>
<td>4200 N HOLTON ST Ald. District 6</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as a religious assembly hall

**Action:**

Granted

**Motion:**

Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

**Vote:**

4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

**Conditions of Approval:**

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.

9. That this Use Variance is granted for a period of three (3) years, commencing with the date hereof.
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
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14 | BZZA-16-00153 Special Use | Elizabeth West, Property Owner | 2977 N 17TH ST Ald. District 6

Request to increase the number of children from 50 to 60 per shift, to increase the ages of the children from infant - 12 to infant - 13 years of age, to increase the hours of operation from Monday - Friday 6:00 a.m. - 10:00 p.m. to Monday - Saturday 6:00 a.m. - 11:30 p.m., and to continue occupying the premises as a day care center (this is a new operator)

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 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.
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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
10. 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.
11. That the applicant applies for a loading zone on North 17th 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.
12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.
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<tr>
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<tbody>
<tr>
<td>15</td>
<td>BZZA-16-00100 Use Variance</td>
<td>Learning Bridges Kingdom Academy, Lessee</td>
<td>4200 N HOLTON ST Ald. District 6</td>
</tr>
</tbody>
</table>

Request to occupy a portion of the premises as an elementary school for 110 students grades k - 8, operating Monday - Friday 8:00 a.m. - 4:00 p.m.

**Action:**
 Granted

**Motion:**
Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

**Vote:**
4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

**Conditions of Approval:**
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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.
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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.
9. That this Use Variance is granted for a period of three (3) years, commencing with the date hereof.
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<tr>
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<tbody>
<tr>
<td>16</td>
<td>BZZA-16-00099 Special Use</td>
<td>Kingsway Learning Center, Lessee</td>
<td>4200 N HOLTON ST Ald. District 6</td>
</tr>
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</table>

Request to occupy a portion of the premises as a day care center for 70 children per shift infant - 12 years of age operating Monday - Friday 6:00 a.m. - 6:00 p.m.

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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.
7. That the facility does not exceed the capacity established by the State Department of Children and Families.
8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.
9. That the outdoor play area is not utilized before 9:00 A.M.
10. 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.
11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.
17  BZZA-16-00152  Special Use

James Hopson Sr., Lessee
323 E GARFIELD AV Ald. District 6

Request to increase the hours of operation from 6:00 a.m. to 11:00 p.m. to 6:00 a.m. - midnight, and to continue occupying the premises as a day care center for 21 children per shift infant - 13 years of age, operating Monday - Friday

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
7. That the applicant maintains the Loading Zone on East Garfield Avenue. Please contact Mr. Joe Halvorson at 414-286-8677 to renew the loading zone as necessary.
8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

18  BZZA-16-00182  Dimensional Variance

Century City 1 LLC, Property Owner
3945 N 31ST ST Ald. District 7

Request to occupy the premises as a permitted light manufacturing facility that does not meet the minimum required landscaping

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Dimensional Variance is granted to run with the land.
19. BZZA-16-00174
   Special Use
   Sheila Nguyen, Property Owner
   3651 N 27TH ST, Ald. District 7

   Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to
   Monday - Sunday 5:30 a.m. - midnight, and to continue occupying the premises as a day care center
   for 125 children per shift infant - 12 years of age (this is a new operator)

   Action: Granted
   Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.
   Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

   Conditions of Approval:
   1. That the building and premises shall, in all other respects, comply with applicable building and zoning code
      regulations.
   2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
   3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
   4. That 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 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 facility does not exceed the capacity established by the State Department of Children and Families.
   8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
   9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
   10. 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.
   11. 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.
   12. 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.
   13. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.

20. BZZA-16-00167
   Dimensional Variance
   Willie Boston Jr., Property Owner
   3853 N 28TH ST, Ald. District 7

   Request to raze existing garage and construct a garage that does not meet the required side street
   setback

   Action: Granted
   Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.
   Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

   Conditions of Approval:
   1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
   2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
   3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
   4. That this Dimensional Variance is granted to run with the land.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>BZZA-16-00183</td>
<td>Dimensional Variance</td>
<td>Milwaukee County Parks Department, 524 S LAYTON BL Property Owner 524 S LAYTON BL Ald. District 8</td>
</tr>
</tbody>
</table>

Request to erect a sign that exceeds the number allowed per street frontage (allowed 1 / proposed 2) and to continue to allow a freestanding sign along the street frontage that exceeds the maximum allowed height and the maximum allowed area.

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

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

22 | BZZA-16-00148 Use Variance | Logino Hernandez, 3910 W ORCHARD ST Property Owner Ald. District 8 |

Request to continue occupying the premises as a motor vehicle repair facility and body shop.

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:

23 | BZZA-16-00161 Special Use | Kody Jack, 7016 N 76TH ST Lessee Ald. District 9 |

Request to occupy the premises as a motor vehicle sales, rental, and repair facility.

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:
24  BZZA-16-00143  PLS Financial Solutions of WI, Inc.,  6917 W BROWN DEER RD
Special Use  Lessee  Ald. District 9

Request to continue occupying the premises as a currency exchange, payday loan, or title loan agency.

Action:  Granted
Motion:  Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.
Vote:  4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

25  BZZA-16-00149  Sherece Method,  6333 W BURLEIGH ST
Special Use  Lessee  Ald. District 10

Request to continue occupying the premises as a day care center for 74 children per shift infant to 14 years of age, operating Sunday - Saturday 5:00 a.m. - midnight.

Action:  Granted
Motion:  Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.
Vote:  4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 facility does not exceed the capacity established by the State Department of Children and Families.
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 five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>BZZA-16-00131</td>
<td>Sharese Scull, Lessee</td>
<td>5114 W CENTER ST Ald. District 10</td>
</tr>
</tbody>
</table>

Request to increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight Monday - Saturday, and to continue occupying a portion of the premises as a day care center for 25 children per shift infant - 12 years of age (this is a new operator)

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 facility does not exceed the capacity established by the State Department of Children and Families.

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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.

10. 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.

11. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.

12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>27</td>
<td>BZZA-16-00045 Special Use</td>
<td>Rasheda Moss, Lessee</td>
<td>7135 W LISBON AV Ald. District 10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy a portion of the premises as a day care center for 49 children infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight</td>
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<tr>
<td>Action:</td>
<td></td>
<td>Granted</td>
<td></td>
</tr>
<tr>
<td>Motion:</td>
<td></td>
<td>Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.</td>
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</tr>
<tr>
<td>Vote:</td>
<td></td>
<td>4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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</tr>
<tr>
<td>Conditions of Approval:</td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td></td>
<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>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.</td>
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<td>5. That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td>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.</td>
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<td>7. That the facility does not exceed the capacity established by the State Department of Children and Families.</td>
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<td></td>
<td>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.</td>
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<td></td>
<td>10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</td>
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<td></td>
<td>11. 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.</td>
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<td></td>
<td>12. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</td>
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<td></td>
<td>13. That the applicant applies for a loading zone on West Lisbon 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.</td>
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<td>14. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</td>
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<td>Item No.</td>
<td>Case No./Case Type</td>
<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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<tr>
<td>28</td>
<td>BZZA-16-00186</td>
<td>Daniel Mora, Property Owner</td>
<td>1509 S MUSKEGO AV Ald. District 12</td>
</tr>
</tbody>
</table>

Request to construct an addition and to continue occupying the premises as a motor vehicle sales facility

**Action:**

Granted

**Motion:**

Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

**Vote:**

4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

**Conditions of Approval:**

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 repair work is conducted inside the building.

7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.

8. 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.

9. That landscaping and screening 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.

10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

11. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.

12. That no sales vehicles are displayed in the public right-of-way.

13. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on November 18, 2024 and that this Dimensional Variance is granted to run with the land.
29  BZZA-16-00189  Use Variance  Michelle Quinn, Property Owner  Request to occupy the premises as a business service

Action:  Granted

Motion:  Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote:  4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 295-403-3-b of the Milwaukee Code of Ordinances.

7. That this Use Variance is granted for a period of fifteen (15) years, commencing with the date hereof.

30  BZZA-16-00101  Dimensional Variance  Matt Talbot Recovery Services, Inc., Property Owner  Request to erect a front yard and side yard fences that exceed the maximum allowed height

Action:  Granted

Motion:  Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.

Vote:  4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That this Dimensional Variance is granted to run with the land.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>31</td>
<td>BZZA-16-00170</td>
<td>3118 Chase, LLC, Property Owner</td>
<td>3118 S CHASE AV Ald. District 14</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a tavern and erect a ramp that does not meet the minimum required setback (required 3 ft. / proposed 1 ft.)

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:
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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<tbody>
<tr>
<td>32</td>
<td>BZZA-16-00163</td>
<td>Jesse Sawyer, Property Owner</td>
<td>2919 W FOND DU LAC AV Ald. District 15</td>
</tr>
</tbody>
</table>

Request to occupy the premises as a motor vehicle sales and repair facility

**Action:**

**Motion:**

Jewel Currie moved to grant the appeal. Seconded by Karen Dardy.

**Vote:**

4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

**Conditions of Approval:**

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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/ motorcycle parts, tires, nuisance vehicles or other junk and debris.

7. That all repair work is conducted inside the building.

8. 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.

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 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.


15. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group staff to create a revised landscape and screening plan.

16. That landscaping and screening is implemented and maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code, and in accordance with an approved landscape plan. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.

17. That all required licenses for special events and seminars per the standards set in section 108 of the Milwaukee Code of Ordinances be obtained. The petitioner can obtain a Public Entertainment Premises License from the City Clerk License Division.

18. That these Special Uses are granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No. / Case Type</th>
<th>Description</th>
<th>Premises Address / Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>BZZA-16-00075 Special Use</td>
<td>AJJ Petroleum, Lessee</td>
<td>905 W CENTER ST Ald. District 15</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle filling station

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.
8. That 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 walkway in front of the business is clear between the ramp and the doorway.
10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.

34 BZZA-16-00059 Special Use Kent Kaiser, Property Owner 6944 N TEUTONIA AV Ald. District 1

Request to continue occupying the premises as a ground transportation service, motor vehicle repair and sales facility, outdoor salvage operation, and outdoor storage of heavy and light motor vehicles

Action: Adjourned

Motion: Jewel Currie moved to adjourn the appeal. Seconded by Eric Lowenberg.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:
35  BZZA-15-0033970-H Special Use

Yolanda Anderson, Lessee
3002 W Silver Spring Dr
Ald. District 1

Request to continue occupying the premises as a day care center for 120 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m. (this is a new operator)

Action: Granted

Motion: Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 no prohibited signage be displayed at the location per code section 295-407-9.

6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.

7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.

8. That the 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 facility does not exceed the capacity established by the State Department of Children and Families.

10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

11. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.

12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>BZZA-16-00081</td>
<td>Benny Germanski, Property Owner</td>
<td>3321 N OAKLAND AV Ald. District 3</td>
</tr>
<tr>
<td></td>
<td>Dimensional Variance</td>
<td>Request to occupy the premises as a two-family dwelling that does not meet the minimum required lot area per dwelling unit (required 2,400 sq.ft. / proposed 1,800 sq.ft.)</td>
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<td></td>
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<td>Action: Granted</td>
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<td>Motion: Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td></td>
<td>Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 6. That this Dimensional Variance is granted to run with the land.</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>BZZA-16-00141</td>
<td>Murphy Jamerson, Lessee</td>
<td>3866 N TEUTONIA AV Ald. District 6</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to occupy the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Saturday 5:00 a.m. - midnight</td>
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<td>Action: Adjourned</td>
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<td>Motion: This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.</td>
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<td>Vote:</td>
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<td>Conditions of Approval:</td>
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</tr>
<tr>
<td>38</td>
<td>BZZA-16-00135</td>
<td>Elizabeth Cook, Lessee</td>
<td>2537 N MARTIN L KING JR DR Ald. District 6</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to occupy a portion of the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - 11:00 p.m.</td>
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<td>Action: Denied</td>
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<td>Motion: Eric Lowenberg moved to deny the appeal. Seconded by Jennifer Current.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td>Conditions of Approval:</td>
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<td>Item No.</td>
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<td>Premises Address/Ald. Dist.</td>
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<tr>
<td>39</td>
<td>BZZA-16-00012 Special Use</td>
<td>Hassan Saleh, Lessee</td>
<td>2007 W NATIONAL AV Ald. District 8</td>
</tr>
<tr>
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<td></td>
<td>Request to continue occupying the premises as a motor vehicle sales and repair facility</td>
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<td>Action: Adjourned</td>
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<td></td>
<td>Motion: Eric Lowenberg moved to adjourn the appeal. Seconded by Jennifer Current.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td>Conditions of Approval:</td>
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<tr>
<td>40</td>
<td>BZZA-16-00133 Special Use</td>
<td>Chrepohu Yachrechohn, Property Owner</td>
<td>2339 W GREENFIELD AV Ald. District 8</td>
</tr>
<tr>
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<td>Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight</td>
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<td>Action: Adjourned</td>
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<td>Motion: Eric Lowenberg moved to adjourn the appeal. Jewel Currie.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td>Conditions of Approval:</td>
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</tbody>
</table>
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
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41 | BZZA-15-0034077-H Special Use | Rafael Pena, Lessee | 3335 W National Av Ald. District 8

Request to add outdoor motor vehicle storage and to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator)

Action: Granted

Motion: Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 repair work is conducted inside the building.

7. 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.

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 storage of auto parts, tires, nuisance vehicles or other junk and debris.

10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

11. That landscaping and screening 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.

12. That the site plan submitted on April 29, 2016, which shows only four cars parked on site, is approved.

13. That driveways are not completely blocked by parked vehicles.

14. 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.

15. That no work on or storage of vehicles occurs in the public right-of-way.

16. That no sales vehicles are displayed in the public right-of-way.

17. That the applicant submit a revised plan of operation removing the request for motor vehicle sales.

18. That the request for motor vehicles sales is dismissed without prejudice.

19. That the Special Use requests for motor vehicle repair and outdoor storage are granted for a period of five (5) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>42</td>
<td>BZZA-16-00142</td>
<td>Karen Sumlin-Gray, Lessee</td>
<td>9183 N 76TH ST Ald. District 9</td>
</tr>
</tbody>
</table>

Request to occupy the premises as an adult day care for 45 clients

Action: Granted

Motion: Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 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 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.
Request to occupy the premises as a motor vehicle repair facility

Action: Granted

Motion: Karen Dardy moved to grant the appeal. Seconded by Jewel Currie.

Vote: 4 Ayes, 0 Nays, 1 H, Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.

7. That all repair work is conducted inside the building.

8. 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.

9. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.

10. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.

11. That no work on or storage of vehicles occurs in the public right-of-way.

12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.
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<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>45</td>
<td>BZZA-16-0034289-H</td>
<td>Matt Talbot Recovery Services, Inc. Freddie Smith, Lessee</td>
<td>2462 S 12th St</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to continue occupying the premises as a transitional living facility for 4 occupants (this is a new operator)</td>
<td>Ald. District 12</td>
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<td>Action: Dismissed</td>
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<td>Motion: Jewel Currie moved to dismiss the appeal. Seconded by Eric Lowenberg.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<tr>
<td>46</td>
<td>BZZA-16-00179</td>
<td>Marianyela Salas Aguilar, Lessee</td>
<td>1133 W LINCOLN AV</td>
</tr>
<tr>
<td></td>
<td>Use Variance</td>
<td>Request to occupy the premises as a currency exchange facility</td>
<td>Ald. District 12</td>
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<td>Action: Granted</td>
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<td>Motion: Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td>Conditions of Approval:</td>
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<td></td>
<td></td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>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.</td>
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<td>5. That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td>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.</td>
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<td>7. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.</td>
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<td>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.</td>
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<td>9. That this Use Variance is granted for a period of three (3) years, commencing with the date hereof.</td>
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<td>Item No.</td>
<td>Case No./Case Type</td>
<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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<tr>
<td>47</td>
<td>BZZA-16-00172</td>
<td>Dimensional Variance, Special Use</td>
<td>4000 S 13TH ST Ald. District 13</td>
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<td>Van Horn Properties of Milwaukee, LLC, Prospective Buyer</td>
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<td>Request to construct a building and to occupy the premises as a motor vehicle sales facility that exceeds the maximum allowed setback (required 70 ft. / proposed 82ft.)</td>
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<td>Action: Adjourned</td>
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<td>Motion: Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.</td>
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<td>Conditions of Approval:</td>
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<tr>
<td>48</td>
<td>BZZA-16-00151</td>
<td>Special Use</td>
<td>1716 W LAYTON AV Ald. District 13</td>
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<td>Prabhu (Patrick) Kasthurirangaian, Property Owner</td>
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<td>Request to occupy the premises as a community living arrangement for 52 occupants</td>
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<td>Action: Adjourned</td>
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<td>Motion: This matter has been adjourned at the request of staff and will be rescheduled for the next available hearing.</td>
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<td>Vote:</td>
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<td>Conditions of Approval:</td>
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</tbody>
</table>
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
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49 | BZZA-16-00130 Special Use | Ashley Smith, Lessee | 2652 S KINNICKINNIC AV Ald. District 14

Request to occupy the premises as a secondhand sales facility

Action: Granted

Motion: Karen Dardy moved to grant the appeal. Seconded by Jennifer Current.

Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained.

Conditions of Approval:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.

2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.

3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.

4. That 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 applicant does not have outdoor storage or display of products or merchandise.

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 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.

10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.

11. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.

12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.

**Other Business:**

Board member Jewel Currie moved to approve the minutes of the May 12, 2016 meeting. Seconded by Board member Karen Dardy. Unanimously approved.

The Board set the next meeting for June 30, 2016.

Board member Jewel Currie moved to adjourn the meeting at 7:38 p.m. Seconded by Board member Karen Dardy. Unanimously approved.

**BOARD OF ZONING APPEALS**

________________________________________
Secretary of the Board