

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING - June 30, 2016**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

PRESENT:

**Chairwoman:** Catherine M. Doyle (*voting on items 1 – 34, 36 – 53*)

**Members:** Henry Szymanski (*voting on items 1 – 53*)  
Jewel Currie (*voting on items 1 – 53*)  
Jennifer Current (*voting on items 1 – 53*)  
Eric Lowenberg (*voting on items 1 – 53*)

**Alt. Board Members:** Karen D. Dardy (*present, voting on item 35*)  
Erik Richardson (*present*)

START TIME: 2:08

END TIME: 7:55

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-16-00193 Special Use	Providers Together LLC, Lessee	2742 W HIGHLAND BL Ald. District 4
		Request to occupy the premises as a day care center for 50 children per shift 5 - 12 years of age, operating Monday - Friday 7:00 a.m. - 5:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
2	BZZA-16-00076 Special Use	Darnell and Donna Robinson, Lessee	7135 W LISBON AV Ald. District 10
		Request to continue occupying the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-16-00171 Special Use	Abdul Moltani, Property Owner	4870 N TEUTONIA AV Ald. District 1
		Request to occupy the premises as a car wash	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>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.</li> <li>9. That landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 31, 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.</li> <li>10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	BZZA-16-00173 Special Use	Guadalupe Valdez, Lessee	2456 W CORNELL ST Ald. District 1
		Request to continue occupying the premises as an indoor salvage operation (this is a new operator)	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>7. That the use is restricted to the first floor only.</li> <li>8. That the collection and storage of all flammable and combustible liquids comply with SPS 310.</li> <li>9. That the applicant provide proper storage and disposal of batteries removed from salvaged vehicles.</li> <li>10. That all repair work is conducted inside the building.</li> <li>11. 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.</li> <li>12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code</li> <li>13. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>14. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	BZZA-16-00206 Special Use	Crossroads Transitional, Property Owner	4355 N 27TH ST Ald. District 1
		Request to continue occupying the premises as a transitional living facility for 16 occupants	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	BZZA-16-00211 Dimensional Variance, Special Use	MacPyles Corportion, Prospective Buyer	2700 W CAPITOL DR Ald. District 1
		Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility that exceeds the maximum number of allowed wall and freestanding signs (this is a new operator).	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. 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.</li> <li>9. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on July 3, 1996 or other plan as approved by the Zoning Administration Group 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.</li> <li>10. That these Special Use and these Variances are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-16-00225 Use Variance	Eastbrook Church, Property Owner	5385 N GREEN BAY AV Ald. District 1
		Request to occupy a portion of the premises as a social service 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on September 15, 2035.</li> </ol>	
8	BZZA-16-00187 Special Use	Positive Outlook Clinical Services LLC, Lessee	4345 N 60TH ST Ald. District 2
		Request to occupy the premises as a social service 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-16-00191 Special Use	Lakesha Ross, Lessee	4357 N 60TH ST Ald. District 2
		Request to occupy the premises as a light 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That all repair work is conducted inside the building.</li> <li>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.</li> <li>10. That no Light motor vehicle body shop work be performed with at this location. A Body Shop facility in LB2 commercial district is permitted only as a special use, and will require approval from the Board of Zoning Appeals.</li> <li>11. That all installation and testing audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification, and that customers are not permitted to test alarms or audio equipment on-site unless the tests are conducted inside the building with the doors closed and at minimum amplification.</li> <li>12. That no Light Motor Vehicle Sales be performed with at this location. A Light motor Vehicle Sales facility in the LB2, Commercial district is permitted only as a special use, and will require approval from the Board of Zoning Appeals.</li> <li>13. That no Heavy Motor Vehicle Storage occurs at this location. A Heavy Motor Vehicle Storage facility in the LB2 Commercial district is not a permitted use and requires a variance which will require approval from the Board of Zoning Appeals.</li> <li>14. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>15. That landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on December 15, 2004, 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.</li> <li>16. That all installation and testing audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification, and that customers are not permitted to test alarms or audio equipment on-site unless the tests are conducted inside the building with the doors closed and at minimum amplification.</li> <li>17. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>18. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

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10	BZZA-16-00212 Special Use	God's Glory Infinity Love Day Care, Lessee	7021 W MEDFORD AV Ald. District 2
		Request to increase the hours of operation from 6:00 a.m. - 9:00 p.m. to 6:00 a.m. - 10:00 p.m. Monday - Friday, and increase the ages of children from 2 - 12 years of age to infant - 12 years of age, and to continue occupying the premises as a day care center for 14 children per shift	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>8. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>10. 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.</li> <li>11. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.</li> <li>12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-16-00215 Special Use	Adah Rawlings, Lessee	9040 W SILVER SPRING DR Ald. District 2
		Request to continue occupying a portion of the premises as a fast-food/carry-out restaurant (this is a new operator)	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
12	BZZA-16-00223 Special Use	Selina Smith, Lessee	8711 W FOND DU LAC AV Ald. District 2
		Request to continue occupying the premises as a day care center for 47 children per shift infant - 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	
	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>
13	BZZA-16-00203 Special Use	Nine Below, Inc., Lessee	1905 E NORTH AV Ald. District 3
		Request to occupy a portion of the premises as an indoor recreation 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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14	BZZA-16-00204 Special Use	Royal Enfield North America, Limited, Lessee	226 N WATER ST Ald. District 4
		Request to occupy a portion of the premises as a light motor vehicle sales facility (motorcycle showroom)	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That all incidental repair work is conducted inside the building.</li> <li>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.</li> <li>9. That the premises is developed in accordance with signage, elevation and facade plans as approved by the Business Improvement District #2 Architectural Review Board.</li> <li>10. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>11. That no sales vehicles are displayed in the public right-of-way.</li> <li>12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-16-00235 Dimensional Variance	Hearst Television Inc., Property Owner	759 N 19TH ST Ald. District 4
		Request to allow mechanical equipment located in the side street setback that does not meet the minimum required landscaping	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all appropriate permits are pulled and work approved for the installation of the mechanical equipment.</li> <li>5. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, installation of the new generator. The DPW permit must be obtained prior to the start of any work in the public right-of-way.</li> <li>6. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the generator to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please note that the property line along West Wells Street is 10 feet back from the face of the street curb.</li> <li>7. That these Dimensional Variance are granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-16-00214 Special Use	The Children's Place Learning Center LLC, Lessee	3401 N 76TH ST Ald. District 5
		Request to continue occupying the premises as a day care center for 45 children per shift infant - 12 years of age, operating Monday - Friday 5:30 a.m. - 11:00 p.m. and Saturday - Sunday 5:30 a.m. - 10:00 p.m	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>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.</li> <li>7. That the petitioner submit a copy of the State of Wisconsin day care license (that reflects the increased number of children) to the Board of Zoning Appeals within 60 days of State issuance of the license.</li> <li>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.</li> <li>9. That the petitioner maintain the opaque fence.</li> <li>10. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>11. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>12. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-16-00126 Special Use	Milwaukee Health Services, Inc., Property Owner	331 W CLARKE ST Ald. District 6
		Request to continue occupying the premises as a principal use parking lot	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>10. That the landscape and screening plan submitted to the Board of Zoning Appeals on May 12, 2016 is revised to include the quantity of trees &amp; shrubs along the W. Clarke St frontage as required by city code section 295-405 for Type 'B' landscaping. The revised plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>11. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of paving of the parking lot 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.</li> <li>12. That the decorative metal fence on the West Clarke Street side of the property is entirely on private property.</li> <li>13. 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.</li> <li>14. That the unused driveway located on West Clarke Street be removed and restored to City of Milwaukee specifications within one (1) year. Please note that the property line on West Clarke Street is 14 feet behind the street curb.</li> <li>15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-16-00216 Dimensional Variance, Special Use	Yusuf Dahl, Property Owner	2374 N 6TH ST Ald. District 6
		Request to continue occupying the premises as a rooming house for 13 occupants that does not meet the minimum required number of parking spaces	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That this Special Use and this Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-16-00227 Special Use	Milwaukee Chess Club, Lessee	630 E LOCUST ST Ald. District 6
		Request to occupy a portion of the premises as an indoor recreation 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.</li> <li>9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
20	BZZA-16-00242 Use Variance	Gary Kohlenberg, Property Owner	1400 N 6TH ST Ald. District 6
		Request to continue occupying the premises as a religious assembly hall (this is a new operator)	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.</li> <li>8. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-16-00205 Special Use	Natasha Ragsdale, Lessee	4351 N 35TH ST Ald. District 7
		Request to increase the number of children from 38 to 40 per shift infant - 13 years of age, and increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight for the Board-approved day care center operating Monday - Friday (this is a new operator)	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>8. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>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.</li> <li>12. 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.</li> <li>13. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on February 19, 2019.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-16-00188 Use Variance	L.P.T. Properties, Property Owner	9400 N 124TH ST Ald. District 9
		Request to continue occupying the premises as a material reclamation 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>6. That the activities performed on the property are not detrimental to the surrounding properties and neighborhood. Activities performed are related to the operation of the business and do not generate noise, dust, debris, or excessive storage of non-business related items.</li> <li>7. That landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 6, 2007 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.</li> <li>8. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-16-00194 Special Use	Wisconsin God Squad, Lessee	8634 W BROWN DEER RD Ald. District 9
		Request to occupy a portion of the premises as a social service 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 9, 2019.</li> </ol>	
24	BZZA-16-00217 Use Variance	Badger Investment Realty, Property Owner	5621 W HEMLOCK ST Ald. District 9
		Request to expand the Board-approved hazardous materials storage 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>8. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on February 20, 2022.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-16-00226 Special Use	Sundance, Inc., Property Owner	8030 W BROWN DEER RD Ald. District 9
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 10, 2016, 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.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
26	BZZA-16-00209 Dimensional Variance	Milwaukee Mack Sales Inc., Property Owner	4444 W BLUE MOUND RD Ald. District 10
		Request to continue to allow a sign that exceeds the maximum allowed height and maximum allowed area	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>6. That this Dimensional Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-16-00220 Special Use	Thomas Linscott, Property Owner	7515 W BLUE MOUND RD Ald. District 10
		Request to construct a drive-through 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the applicant provide signage that indicates that the drive-up window is for pre-ordered pick-ups only.</li> <li>8. That the applicant provides signage and pavement markings that directs on-site queuing.</li> <li>9. That this Special Use is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-16-00230 Dimensional Variance, Special Use	Eric Whitelaw, Property Owner	5401 W LISBON AV Ald. District 10
		Request to continue occupying the premises as a motor vehicle sales facility and body shop and to permit a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>8. That all repair work is conducted inside the building.</li> <li>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.</li> <li>10. That all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.</li> <li>11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>12. 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.</li> <li>13. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>14. That no sales vehicles are displayed in the public right-of-way.</li> <li>15. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the business sign 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.</li> <li>16. That this Special Use and Dimensional Variance are granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-16-00196 Special Use	Ikram Chaudhry, Lessee	5030 W HOWARD AV Ald. District 11
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the applicant does not have outdoor storage or display of products or merchandise.</li> <li>8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>9. 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.</li> <li>10. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.</li> <li>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.</li> <li>12. 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.</li> <li>13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-16-00224 Special Use	Christine Monty, Lessee	6161 W FOREST HOME AV Ald. District 11
		Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 7:30 p.m	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>9. That the outdoor play area is not utilized before 9:00 A.M.</li> <li>10. 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.</li> <li>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
31	BZZA-16-00207 Special Use	Averitt Properties, Inc., Property Owner	1500 W ZELLMAN CT Ald. District 13
		Request to continue occupying the premises as a truck freight terminal	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-16-00164 Special Use	Alfredo Hernandez, Lessee	3170 S 13TH ST Ald. District 14
		Request to continue occupying the premises as a motor vehicle sales 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:		
33	BZZA-16-00243 Dimensional Variance	Joseph Kiss, Property Owner	3142 S HANSON AV Ald. District 14
		Request to construct an addition to the garage that exceeds the maximum allowed lot coverage (Required 630 sq.ft. / proposed 840 sq.ft.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>5. That the petitioner does not use this garage as a light motor vehicle repair facility. A light motor vehicle repair facility or body shop in a RT3, Residential district is not a permitted use, and will require approval from the Board of Zoning Appeals.</li> <li>6. That this Dimensional Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-16-00147 Special Use	Lawrence Roth, Lessee	2701 W CLARKE ST Ald. District 15
		Request to occupy the premises as a personal service facility (barber shop)	
	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>9. That the 2 first floor windows along the W. Clarke St frontage are retained as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>10. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.</li> <li>11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-16-00172 Dimensional Variance, Special Use	Van Horn Properties of Milwaukee, LLC, Prospective Buyer	4000 S 13TH ST Ald. District 13
		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.)	
	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:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>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.</li> <li>8. That all incidental repair work is conducted inside the building.</li> <li>9. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>10. That a revised site plan be submitted to the board of Zoning Appeals that includes an identifiable pedestrian path connecting the public sidewalk along S. 13th Street to the principal building per s295-605-4-d of the Milwaukee Zoning Code. Specifically the pedestrian walkway must be paved with non-asphalt materials.</li> <li>11. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.</li> <li>12. That landscaping and screening in accordance with a DCD- approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts, and that the freestanding sign meet the signage standards for Type "A" signage in LB1 districts.</li> <li>14. That the southern portion of the site as identified by the site plan submitted to the Board on April 28, 2016) is not used for vehicle display, storage or parking.</li> <li>15. That no work on or storage of vehicles occurs in the public right-of-way.</li> <li>16. That no sales vehicles are displayed in the public right-of-way.</li> <li>17. That this Dimensional Variance is grant to run with the land and this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-15-0034096-H Special Use	Zollie Sanford, Lessee	3101 W Cameron Av Ald. District 1
		Request to occupy the premises as a car wash	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
37	BZZA-16-00122 Special Use	SHEME THORNS, Lessee	4273 N TEUTONIA AV Ald. District 1
		Request to occupy the premises as a social service facility and day care center for 15 children per shift 2.5 - 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:00 p.m	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the request. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
38	BZZA-16-00177 Special Use	TYESHA JAMES, Lessee	10003 W CARMEN AV Ald. District 2
		Request to occupy the premises as a broadcasting/recording studio	
	Action:	Granted	
	Motion:	Henry Szymanski 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-16-00198 Special Use	Chakoia Morehouse-Hardin, Lessee	5865 N 75TH ST Ald. District 2
		Request to occupy a portion of the premises as a 24 hour day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
40	BZZA-16-00141 Special Use	Murphy Jamerson, Lessee	3866 N TEUTONIA AV Ald. District 6
		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	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>7. 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.</li> <li>8. 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.</li> <li>9. That the applicant maintains the loading zone on North Teutonia Avenue.</li> <li>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.</li> <li>11. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>13. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.</li> <li>14. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>15. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-16-00146 Special Use	Crystal McClain, Prospective Buyer	2825 N 46TH ST Ald. District 7
		Request to occupy the premises as a group home for 5 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 1 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.</li> <li>9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	
42	BZZA-16-00233 Special Use	Paradigm Enrichment Services, LLC, Lessee	4222 W CAPITOL DR Ald. District 7
		Request to occupy a portion of the premises as a medical service facility	
	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>
43	BZZA-16-00133 Special Use	Chrepohu Yachrechohn, Property Owner	2339 W GREENFIELD AV Ald. District 8
		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	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
44	BZZA-16-00137 Special Use	Liberia Bell, Lessee	2900 W LAPHAM ST Ald. District 8
		Request to occupy the premises as a day care center for 15 children per shift infant - 12 years of age, operating Monday - Friday 5:45 a.m. - 11:30 p.m. and Saturday 6:00 a.m. - 6:30 p.m.	
	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:		
45	BZZA-16-00159 Special Use	School Sisters of St. Francis of St. Joseph's Convent, Milwaukee, Wisconsin, Inc., Property Owner	3710 W MAPLE ST Ald. District 8
		Request to occupy the premises as a transitional living facility for 6 occupants	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	BZZA-16-00195 Special Use	Jose Vazquez, Lessee	2042 S MUSKEGO AV Ald. District 8
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That the storefront windows remain as transparent glass in accordance with the glazing standards of s.295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</li> <li>9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	BZZA-16-00234 Special Use	Jezlia Hernandez, Lessee	2321 W GREENFIELD AV Ald. District 8
		Request to occupy the premises as a day care center for 14 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>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.</li> <li>8. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>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.</li> <li>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.</li> <li>13. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-16-0034305-H Dimensional Variance	Juan Lugo, Property Owner	1736 W Grange Av Ald. District 13
		Request to allow parking for a vehicle exceeding the maximum allowed length (allowed 22 ft. / proposed 40 ft.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</li> <li>5. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.</li> <li>6. That this Dimensional Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
49	BZZA-16-00151 Special Use	Prabhu (Patrick) Kasthurirangaian, Property Owner	1716 W LAYTON AV Ald. District 13
		Request to occupy the premises as a community living arrangement for 52 occupants	
	Action:	Adjourned	
	Motion:	Jewel Currie moved to adjourn the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
50	BZZA-16-00201 Use Variance	Nafez Al-Debbeh, Prospective Buyer	4038 S 13TH ST Ald. District 13
		Request to occupy the premises as a light motor vehicle outdoor storage facility	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Jennifer Current.	
	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>
51	BZZA-16-00170 Dimensional Variance, Special Use	3118 Chase, LLC, Property Owner	3118 S CHASE AV Ald. District 14
		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:	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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That the outdoor seating are be closed at 10:00 p.m. Sunday - Thursday, and 11:00 p.m. Friday - Saturday.</li> <li>8. That this Dimensional Variance is granted to run with the land and this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	BZZA-15-0034246-H Special Use	Nichole B. Minot, Prospective Buyer	7635 W Oklahoma Av Ald. District 11
		Request to construct an addition to the existing building and to occupy the premises as an indoor storage facility	
	Action:	Granted	
	Motion:	Henry Szymanski 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"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>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.</li> <li>7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>8. That landscaping and screening in accordance to the plan submitted to the Board on June 28, 2016 or in accordance with any other landscape plan that has been approved by the Zoning Administrative Group is installed within 90 days of occupancy and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.</li> <li>9. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.</li> </ol>	
53	BZZA-16-00121 Special Use	Advanced Waste Services, Inc., Lessee	4212 W HIGHLAND BL Ald. District 15
		Request to continue occupying a portion of the premises as a heavy motor vehicle outdoor storage facility (this is a rehearing of case #34105)	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the request to Administrative Review. Seconded by Jennifer Current.	
	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>
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**Other Business:**

Board member Jewel Currie moved to approve the minutes of the June 2, 2016 meeting. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for July 28, 2016.

Board member Henry Szymanski moved to adjourn the meeting at 7:55. Seconded by Board member Jewel Currie. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board