

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - July 28, 2016
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 – 58*)

Members: Henry Szymanski (*voting on items 1 – 58*)
Jewel Currie (*voting on items 1 – 58*)
Jennifer Current (*voting on items 1 – 58*)
Eric Lowenberg (*voting on items 1 – 58*)

Alt. Board Members: Karen D. Dardy (*present*)
Erik Richardson (*excused*)

START TIME: 4:09 p.m.

END TIME: 7:05 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-16-00161 Special Use	Kody Jack, Lessee	7016 N 76TH ST Ald. District 9
		Request to occupy the premises as a motor vehicle sales, rental, and repair facility	
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
2	BZZA-15-0034176-H Special Use	Barbara Shafton, Property Owner	150 E Juneau Av Ald. District 3
		Request to continue occupying the premises as a rooming house for 14 occupants	
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-15-0033779-H Use Variance	Unity Missionary Baptist Church Nathaniel Johnson, Property Owner	3257 N 39th St Ald. District 7
		Request to continue occupying the premises as a principal use parking lot	
	Action:	Dismissed	
	Motion:	Jewel Currie moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
4	BZCM-16-00006 Extension of Time	Justice Auto LLC, Lessee	6027 W VILLARD AV Ald. District 2
		Request for an extension of time to comply with the conditions of case #33687	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
5	BZCM-16-00005 Extension of Time	JV Home Improvement LLC, Property Owner	1901 S WINONA Ald. District 12
		Request for an extension of time to comply with the conditions of case #33709	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
6	BZZA-16-00282 Special Use	Ukeea Banks, Lessee	6523 W FOND DU LAC AV Ald. District 2
		Request to increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Friday (this is a new operator)	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-16-00178 Special Use	Eddie Cobbs, Lessee	6416 W CAPITOL DR Ald. District 2
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 time commencing with the date hereof, and expiring on February 28, 2022. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	BZZA-16-00123 Special Use	The Lord's Way International, Lessee	6132 W FOND DU LAC AV Ald. District 2
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-16-00264 Special Use	The Lynde and Harry Bradley Foundation, Inc., Lessee	1060 E JUNEAU AV Ald. District 4
		Request to occupy a portion of the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 15, 2030. 	
10	BZZA-16-00263 Special Use	The Lynde and Harry Bradley Foundation, Inc., Lessee	1048 E JUNEAU AV Ald. District 4
		Request to occupy a portion of the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 15, 2030. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-16-00262 Special Use	The Lynde and Harry Bradley Foundation, Inc., Lessee	1123 E KNAPP ST Ald. District 4
		Request to construct a principal use parking lot	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 15, 2030. 	

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12	BZZA-16-00275 Special Use	Monica DePalma, Property Owner	1226 N ASTOR ST Ald. District 4
		Request to continue occupying the premises as a tavern	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the ADA ramp, steps, planters, and sunken patio to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. 8. That appropriate Department of Public Works (DPW) permit(s) is/are obtained for any work in the public right-of-way, including, but not limited to, construction of the planters, steps, sunken patio and sewer lateral connection. The DPW permit(s) must be obtained prior to the start of any work in the public right-of-way. 9. That the applicant provide the City Clerk License Division with a proposed revised patio and sidewalk café plan prior start of patio construction. 10. That the applicant contact the local alderman's office regarding this project prior to applying for any building or DPW permits. Please note that the property line is located 22 feet behind the face of the street curb. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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13	BZZA-16-00251 Special Use	Bryant & Stratton College, Lessee	310 W WISCONSIN AV Ald. District 4
		Request to continue occupying a portion of the premises as a college	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
14	BZZA-16-00288 Dimensional Variance	Cedar Square, LLC, Property Owner	830 N 15TH ST Ald. District 4
		Request to construct a multi-family dwelling that does not meet the minimum required rear setback or the minimum required lot area per dwelling unit	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-16-00272 Special Use	Acelero Learning Milwaukee County, Lessee	7833 W CAPITOL DR Ald. District 5
		Request to continue occupying the premises as an elementary school for 178 students K3 - K5, operating Monday - Friday 7:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That the outdoor play area is not utilized before 9:00 A.M. 9. That the decorative metal fence is maintained in a manner that meets the intent of city code. 10. That the applicant make arrangements to provide off-street parking for its employees at a neighboring property. Proof of such an agreement must be submitted to the BOZA office within 30 days. 11. That the applicant designate at least 5 parking spaces on-site for the pick-up and drop off of children. An updated site plan showing designated parking for child pick up and drop off parking spaces must be submitted to the BOZA office within 30 days. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-16-00244 Special Use	Discount Auto Sales, Lessee	7808 W CONGRESS ST Ald. District 5
		Request to continue occupying the premises as a motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 11. That within 60 days of Board approval of the special use the petitioner must submit a landscape plan to the Board for review and approval by the Zoning Administration Group. The landscape plan must include shrubs to be planted along the W. Congress St and W. Appleton Ave street frontages. 12. That landscaping and screening in accordance with an approved landscape plan is implemented by May 1, 2017 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. 13. That no work on or storage of vehicles occurs in the public right-of-way. 14. That no sales vehicles are displayed in the public right-of-way. 15. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-16-00266 Special Use	Robert Boston, Lessee	3251 N 9TH ST Ald. District 6
		Request to continue occupying the premises as a general retail establishment (this is a new operator)	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 does not have outdoor storage or display of products or merchandise. 8. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That the 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. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
18	BZZA-16-00265 Special Use	Eric Schafer, Lessee	811 E VIENNA AV Ald. District 6
		Request to occupy a portion of the premises as a personal instruction school	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-16-00210 Special Use	Henry and Larissa Sharkey, Property Owner	2301 W CAPITOL DR Ald. District 6
		Request to continue occupying the premises as a day care center for 30 children per shift infant - 12 years of age, operating 24 hours Monday - Friday and 8:00 a.m. - 2:00 p.m. Saturday.	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 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. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-16-00199 Use Variance	Glori Weinman, Property Owner	100 W CENTER ST Ald. District 6
		Request to continue occupying the premises as a second-hand sales facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 does not have outdoor storage or display of products or merchandise. 8. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 9. 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. 10. That the petitioner shall comply with MPD documentation and record keeping requirements. 11. That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-16-00190 Special Use	Gregory Grice, Lessee	102 W NORTH AV Ald. District 6
		Request to continue occupying the premises as a motor vehicle repair facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That all repair work is conducted inside the building. 6. 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on April 11, 2011, 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. 11. That no work on or storage of vehicles or auto parts occurs in the public right-of-way. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-16-00169 Use Variance	Phyllis Sterling, Property Owner	4678 N 40TH ST Ald. District 7
		Request to continue occupying the premises as a day care center for 18 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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.295-505-5 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 this Use Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-16-00284 Special Use	Iglesia De Restauracion Jehova Shamma Dios Esta ahi, LLC, Lessee	2808 W FOREST HOME AV Ald. District 8
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-16-00257 Special Use	Trinidad Martin, Property Owner	3715 W NATIONAL AV Ald. District 8
		Request to continue occupying the premises as a motor vehicle body shop and outdoor storage facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 10. That 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. 11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 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 the applicant has no more than 6 cars stored outside at any one given time. 14. That no work on or storage of vehicles occurs in the public right-of-way. 15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-16-00109 Special Use	South Ave Foods Inc., Lessee	2108 S 25TH ST Ald. District 8
		Request to continue occupying the premises as a general retail establishment (this is a new operator)	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-16-00249 Special Use	Refaat Manassra, Lessee	9008 W BROWN DEER RD Ald. District 9
		Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator)	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That a landscape and screening plan for the parking lot that meets the intent of city code section 295-405 for Type 'A' landscaping is submitted to and approved by the Plan Examination section of the Milwaukee Development Center prior to the issuance of any permits. Specifically that two rows of shrubs are planted 4-feet on-center along the W. Brown Deer Rd. frontage and that one tree per every 25 feet of frontage is also planted. 10. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of Board approval of the special use 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. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-16-00281 Special Use	Invisible Reality Ministries, Property Owner	5324 W CENTER ST Ald. District 10
		Request to occupy the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 the windows along the building's W. Center St. Facade are restored to transparent glass in accordance with the glazing standards of s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-16-00273 Special Use	O'Connor Petroleum Company, Property Owner	607 S 70TH ST Ald. District 10
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 does not have outdoor storage or display of products or merchandise. 8. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 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. 10. That landscaping and screening in accordance to the plan submitted to the Board on June 21, 2016 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. 11. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 12. That 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. 13. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 16, 2034. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-16-00256 Use Variance	Gonzalez Bros LLC, Property Owner	1314 W GRANT ST Ald. District 12
		Request to continue occupying the premises as a motor vehicle sales facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 25, 2011 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. 9. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 10. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 11. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on January 22, 2024. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-16-00221 Special Use	Juan Garcia, Lessee	1308 S CESAR E CHAVEZ DR Ald. District 12
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-16-00185 Special Use	Nara Colton, Property Owner	1436 W MITCHELL ST Ald. District 12
		Request to increase the number of children per shift from 68 to 93 infant - 12 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 5:30 a.m. - midnight	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 8. That 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 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. 11. That a Special Privilege Amendment be obtained from the City of Milwaukee Common Council to allow the fence to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. 12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-16-00197 Special Use	Maria Soto, Property Owner	2480 S 6TH ST Ald. District 14
		Request to occupy a portion of the premises as a general retail establishment	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 does not have outdoor storage or display of products or merchandise. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 9. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 10. That the storefront windows are restored to transparent glass in accordance with the glazing standards of s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
33	BZZA-16-00269 Dimensional Variance	Milwaukee Public Schools, Property Owner	3239 S PENNSYLVANIA AV Ald. District 14
		Request to erect two wall signs that exceed the maximum number allowed (allowed 1 / proposed 3)	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-16-00274 Special Use	Walnut Way Conservation Corps, Prospective Buyer	2242 N 16TH ST Ald. District 15
		Request to occupy the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 10. That landscaping and screening in accordance to the plan submitted to the Board on June 21, 2016 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. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-16-00260 Special Use	Always Towing & Recovery, Inc., Lessee	3700 W WELLS ST Ald. District 15
		Request to continue occupying the premises as a motor vehicle repair facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 10. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 11. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 12. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on April 1, 2011 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. 13. That no work on or storage of vehicles occurs in the public right-of-way. 14. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-16-00254 Special Use	Larry Shaw, Lessee	2809 N TEUTONIA AV Ald. District 15
		Request to continue occupying the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. through midnight	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 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. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-16-00241 Special Use	Academy of Excellence, Lessee	3814 W NORTH AV Ald. District 15
		Request to continue occupying the premises as an elementary and secondary school for 500 students grades K4 - 12, operating Monday - Friday 7:00 a.m. - 5:00 p.m.	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 9. That there be a maximum of 250 students enrolled in grades K4 through grade 5 unless a playground exemption is obtained per the provisions of s.252-77-3 of the Milwaukee code of ordinances. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
38	BZZA-16-00168 Special Use	Earnest Stewart, Property Owner	2127 W CLARKE ST Ald. District 15
		Request to occupy a portion of the premises as a general retail establishment	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an Alderman of the District.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	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:	This matter has been adjourned at the request of staff.	
	Vote:		
	Conditions of Approval:		
40	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:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 the facility does not exceed the capacity established by the State Department of Children and Families. 9. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-16-00247 Special Use	Right Step, Inc., Prospective Buyer	500 E CENTER ST Ald. District 6
		Request to occupy the premises as an elementary and secondary school for 140 students grades 5 - 12, operating Monday - Friday 8:00 a.m. - 3:30 p.m.	
	Action:	Adjourned	
	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>
42	BZZA-16-00228 Use Variance	Robert Woods, Lessee	103 E BURLEIGH ST Ald. District 6
		Request to occupy the premises as a motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Jewel Currie 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"> 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 all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 10. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 11. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 12. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 13. That within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group staff to evaluate the feasibility of landscaping on this premises. The Zoning Administration Group staff may require that a landscape plan that attempts to meet the intent of City code by submitted and implemented. 14. That no more than 6 vehicles may be parked outdoors on the lot. 15. 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. Please note that on E Burleigh St, the property line is 15 feet behind the street curb. On N 1st St, the property line is 20 feet behind the face of street curb. 16. That no work on or storage of vehicles occurs in the public right-of-way. 17. That no sales vehicles are displayed in the public right-of-way. 18. That these Use Variances are granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	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:	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"> 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 security staff remain on-site during all hours of operation. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
44	BZZA-16-00166 Special Use	Jose Saldivar, Property Owner	3749 W NATIONAL AV Ald. District 8
		Request to occupy a portion of the premises as a motor vehicle sales and repair facility	
	Action:	Dismissed	
	Motion:	Jewel Currie moved to grant 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>
45	BZZA-16-00148 Use Variance	Logino Hernandez, Property Owner	3910 W ORCHARD ST Ald. District 8
		Request to continue occupying the premises as a motor vehicle repair facility and body shop	
	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"> 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 all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 10. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 11. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 12. That landscaping and / or opaque fencing be retained along the west property line to screen the premises from the west-abutting residence. 13. That no work on or storage of vehicles occurs in the public right-of-way. 14. 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. 15. That these Use Variances are granted for a period of five (5) years, commencing with the date hereof. 	
46	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 staff.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	BZZA-16-00312 Special Use	Chrepohv 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:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 the facility does not exceed the capacity established by the State Department of Children and Families. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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. 12. That the first floor windows along the Greenfield Ave facade remain as transparent glass per s295-605-2-i-3-c. 13. That the applicant applies for a loading zone on South 24th Street within thirty (30) days. 14. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
48	BZZA-16-00286 Dimensional Variance	Signarama, Property Owner	5061 W STATE ST Ald. District 10
		Request to occupy the premises as a light manufacturing facility that does not meet the minimum elevation requirements in a flood zone	
	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:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-16-00240 Use Variance	Clear Channel Outdoor, Lessee	9715 W BLUE MOUND RD Ald. District 10
		Request to erect an off-premise sign	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:		
50	BZZA-16-00239 Use Variance	Clear Channel Outdoor, Lessee	10001 W BLUE MOUND RD Ald. District 10
		Request to erect two off-premise signs	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has only signage that has been approved and installed according to the requirements of a sign permit. 5. That the proposed request for a new sign, "sign B", be dismissed without prejudice. 6. That the proposed relocation of the existing sign to the location south of I-94, "sign A", be granted to run with the land. 	
51	BZZA-16-00083 Use Variance	Joye Peterson, Property Owner	7127 W LISBON AV Ald. District 10
		Request to occupy a portion of the premises as a day care center for 30 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday 6:30 a.m. - 5:00 p.m.	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	BZZA-16-00285 Dimensional Variance, Special Use	North Shore Bank, Property Owner	4230 W OKLAHOMA AV Ald. District 11
		Request to raze the existing structure and construct a bank with a drive-through facility that does not meet the minimum required glazing or queue length and to erect three wall sign signs attached to a glazed surface and a wall sign that exceeds the maximum allowed area	
	Action:	Granted	
	Motion:	Jewel Currie 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"> 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the landscape plan submitted to the Board on June 23, 2016 is revised to meet the intent of city code section 295-405 for Type 'B' landscaping. Specifically the revised plan must include street trees along the parcel's W. Oklahoma frontage. The revised plan must be submitted to the Board of Zoning Appeals and approved by a Plan Examiner from the Milwaukee Development Center prior to the issuance of any permits. 10. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy 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. 11. 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; construction of the building foundations; and closure of the sidewalk for work on the building facade. The DPW permit must be obtained prior to the start of any work in the public right-of-way. 12. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on West Oklahoma Avenue and on South 43rd Street. 13. That this Special Use and these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	BZZA-16-00255 Dimensional Variance	3928 LLC, Property Owner	3928 S 76TH ST Ald. District 11
		Request to construct a building that exceeds the maximum allowed front setback (allowed 70 ft. / proposed 85 ft.)	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff.	
	Vote:		
	Conditions of Approval:		
54	BZZA-16-00250 Special Use	Mojo Dojo Comedy LLC, Lessee	1501 S 3RD ST Ald. District 12
		Request to occupy the premises as a tavern	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:		
	Conditions of Approval:		
55	BZZA-16-0025 Use Variance	St. Anthony School, Lessee	2156 S 4TH ST Ald. District 14
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:		
	Conditions of Approval:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	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:	Granted	
	Motion:	Henry Szymanski moved to grant the request. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the 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 the facility does not exceed the capacity established by the State Department of Children and Families. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 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. 12. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	BZZA-16-00095 Use Variance	City of Praise, Property Owner	5112 N 37TH ST Ald. District 1
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 7. That landscaping and screening in accordance to the plan submitted to the Board on July 10, 2010 is installed by October 30, 2016 and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 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 barbed wire is removed from those sections of fence that is within 15 feet of the street lot line. 10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts. 11. That this Use Variance is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	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:	Granted	
	Motion:	Jewel Currie 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"> 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 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. 7. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 8. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 9. That the natural landscaping along the south property line is retained as a buffer to the south-abutting residences. If said landscaping is not retained then an opaque fence must be installed along the south property line. 10. That landscaping for the light motor vehicle display sales along the N. Teutonia Ave frontage 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. 11. That no work on or storage of vehicles occurs in the public right-of-way. 12. That no sales vehicles are displayed in the public right-of-way. 13. That these Special Uses are granted for a period of five (5) years, commencing with the date hereof. 	

Other Business:

Board member Eric Lowenberg moved to approve the minutes of the June 30, 2016 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for September 8, 2016.

Board member Henry Szymanski moved to adjourn the meeting at 7:05 p.m. Seconded by Board member Jewel Currie. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board