

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - September 08, 2016
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 - 74*)
Vice Chairman: Henry Szymanski (*voting on items 1- 74*)
Members: Jewel Currie (*excused*)
Jennifer Current (*voting on items 1 - 74*)
Eric Lowenberg (*voting on items 1 - 74*)

Alt. Board Members: Karen D. Dardy (*voting on items 60-74*)
Erik Richardson (*voting on items 1 -59*)

START TIME: 4:00 p.m.

END TIME: 8:30 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-15-0034257-H Special Use	Michael Garland, Property Owner Request to add a motor vehicle sales and repair facility to the Board-approved ground transportation service	2715 W Townsend St Ald. District 7
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:		
2	BZZA-15-0034256-H Use Variance	TransCenter for Youth LLC Thomas Schmitt, Lessee Request to occupy the premises as a secondary school for 125 students grades 7 - 12, operating Monday - Friday 7:30 a.m. - 4:00 p.m	1003 W North Av Ald. District 15
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-16-00219 Special Use	Varinder Singh, Prospective Buyer	2101 W BROWN ST Ald. District 15
		Request to occupy a portion of the premises as a general retail establishment	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
4	BZZA-14-0033477-H Special Use	Willie Weeks, Property Owner	1819 W NORTH AV. Ald. District 15
		Request to occupy the premises as an assembly hall	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	BZZA-16-00322 Special Use	Eric Hardrath, Property Owner	2351 N HUMBOLDT BL Ald. District 3
		Request to occupy a portion of the premises as a general office	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		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 manne	
		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>
6	BZZA-16-00261 Special Use, Variance	Community Care, Inc., Property Owner	3220 W VLIET ST Ald. District 4
		Request to continue occupying the premises as an adult day care center for 175 clients and health clinic	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 for LB2 zoning districts. 8. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on September 5, 2006, 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. 9. That this Special Use and this Use Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-16-00302 Dimensional Variance	Our Savior's Lutheran Church, Property Owner	3022 W WISCONSIN AV Ald. District 4
		Request to continue to allow a monument sign that exceeds the maximum allowed area	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	BZZA-16-00329 Special Use	Thanks A-Lot, LLC, Property Owner	843 N PLANKINTON AV Ald. District 4
		Request to continue occupying the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 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 this Special Use is granted for a period of two (2) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-16-00245 Special Use	Joseph and Shirley Dallas, Property Owner	8731 W BURLEIGH ST Ald. District 5
		Request to continue occupying the premises as a day care center for 40 children per shift infant through 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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.
		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.
		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>
10	BZZA-16-00270 Special Use	Planting Seeds Early Child Care, Lessee	10230 W FOND DU LAC AV Ald. District 5
		Request to increase the number of children from 32 to 37 per shift and change the ages of children from 2 1/2 through 12 to infant through 12 years of age and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 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. 10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 4, 2025. 	
11	BZZA-16-00316 Special Use	Nigerian Community In Milwaukee, Inc., Property Owner	8028 W APPLETON AV Ald. District 5
		Request to continue occupying the premises as a community center	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-16-00267 Special Use	Latice Evans, Lessee	2216 W HOPKINS ST Ald. District 6
		Request to occupy a portion of the premises as a day care center for 35 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday 6:00 a.m. - 10:00 p.m	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 13. That this Special Use is granted for a period of 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>
13	BZZA-16-00300 Special Use	Kidz It Is, Lessee	2378 N MARTIN L KING JR DR Ald. District 6
		Request to increase the days of operation from Monday - Saturday to Monday - Sunday, and to continue occupying the premises as a day care center for 40 children per shift infant - 13 years of age, operating 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.	
		<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 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. 11. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 12. That this Special Use is granted for a period of ten (10) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-16-00306 Dimensional Variance	Faithful Mission Pentecostal Church of Holiness, Property Owner	935 W KEEFE AV Ald. District 6
		Request to continue to allow a fence that does not meet the minimum required landscaping (required opaque fence / proposed chain link)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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.
			That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That this Dimensional Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-16-00309 Special Use	Tiawanna Veasley, Lessee	642 W GARFIELD AV Ald. District 6
		Request to increase the days of operation from Monday - Friday to Monday - Saturday and to continue occupying the premises as a day care center for 30 children per shift infant through 12 years of age, operating 6:00 a.m. - 10:00 p.m. (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 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 storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 13. That 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. 14. That this Special Use is granted for a period of three (3) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-16-00246 Special Use	Ulyses Dugger, Lessee	3823 W FOND DU LAC AV Ald. District 7
		Request to continue occupying the premises as a motor vehicle repair facility and car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 landscaping and screening is implemented & maintained in accordance with the landscape plan submitted to the Department of City Development on May 4, 2006 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. 12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 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>
17	BZZA-16-00293 Dimensional Variance	Anita Jackson, Property Owner	4219 N 39TH ST Ald. District 7
		Request to allow a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to gran the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4.. That this Dimensional Variance is granted to run with the land. 	
18	BZZA-16-00298 Special Use	Dashanaye Smith, Lessee	4235 W FOND DU LAC AV Ald. District 7
		Request to continue occupying the premises as a day care center for 14 children per shift infant through 12 years of age, operating Monday - Sunday 7:00 a.m. - midnight (this is a new operator)	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-16-00315 Special Use	Four Seasons Enterprises LLC, Property Owner	3019 N 30TH ST Ald. District 7
		Request to continue occupying the premises as a motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 no work on or storage of vehicles occurs in the public right-of-way. 11. That no sales vehicles are displayed 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>
20	BZZA-16-00318 Special Use	Jamia Lowe, Property Owner	3632 W BURLEIGH ST Ald. District 7
		Request to increase the number of children from 40 to 47 per shift, and to continue occupying the premises as a 24 hour day care center for children infant through 12 years of age operating Monday - Sunday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 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 BOZA within 60 days of Board approval of the special use. 12. That the storefront windows remain as transparent glass and are maintained in an attractive manner. Specifically that signage, decals etc not cover more than 25% of any window. 13. That this Special Use is granted for a period of ten (10) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-16-00289 Special Use	Julio Ferruffino, Lessee	2400 W GREENFIELD AV Ald. District 8
		Request to occupy the premises as a second-hand sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 does not have outdoor storage or display of products or merchandise. 10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 11. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner 12. That this Special Use is granted for a period of 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-16-00291 Use Variance	Lomeli Audio & Muffler, Lessee	4115 W GREENFIELD AV Ald. District 8
		Request to continue occupying the premises as a motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 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. 11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 12. 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. 13. That landscaping in the planting strip along the parking lot is reinstalled within 90 days of 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. 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>
23	BZZA-16-00320 Special Use	Friedens Community Ministries, Lessee	1615 S 22ND ST Ald. District 8
		Request to continue occupying a portion of the premises as a social 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.	
		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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-16-00307 Use Variance	Joel Breen, Property Owner	8075 N 76TH ST Ald. District 9
		Request to continue occupying the premises as a second-hand sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	
		9. That landscaping and screening in accordance a landscape plan that has been approved by a plan examiner from the Milwaukee Development Center is installed within 120 days of Board approval of the use variance 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.	
		10. That this Use Variance is granted for a period of ten (10) years commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-16-00328 Special Use	Santana Delarosa, Lessee	5225 W MILL RD Ald. District 9
		Request to increase the hours of operation from 6:00 a.m. - midnight to 5:30 a.m. - midnight, and to continue occupying the premises as a day care center for 21 children per shift infant through 12 years of age, operating Monday - Friday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 only the 1st floor of the property be used for all day care activities, including administrative offices. 9. 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. 10. 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. 11. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 12. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts. 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>
26	BZZA-16-00348 Use Variance	Jameisha Nash, Lessee	7155 N 43RD ST Ald. District 9
		Request to continue occupying the premises as a day care center for 150 children per shift infant through 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 11. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 12. That the applicant maintains a loading zone on North 43rd Street. 13. That this Use Variance is granted for a period of three (3) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-16-00132 Dimensional Variance, Special Use	Bill Taras, Property Owner	5519 W VLIET ST Ald. District 10
		Request to construct an addition to the existing motor vehicle repair facility that includes street-facing overhead garage doors and does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no prohibited signage be displayed at the location per code section 295-407-9. 7. That all repair work is conducted inside the building. 8. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 9. That the 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 no Light motor vehicle sales be performed at this location. A Light motor vehicle sales facility in a LB2, Local Business District, is permitted only as a special use, and will require approval from the Board of Zoning Appeals 11. That landscaping and screening in accordance to the plan submitted to the Board on April 6, 2016 is installed within 120 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. 12. 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. 13. That the unused driveway located on North Hawley Road be removed and restored to City of Milwaukee specifications within one (1) year. 14. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. 15. That no work on or storage of vehicles occurs in the public right-of-way. 16. That this Special Use and these Variances 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>
28	BZZA-16-00296 Special Use	Angela Anderson, Lessee	6815 W CAPITOL DR Ald. District 10
		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 Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 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>
29	BZZA-16-00304 Use Variance	Maxie's Milwaukee LLC, Lessee	6820 W O CONNOR ST Ald. District 10
		Request to continue occupying a portion of the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That this 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>
30	BZZA-16-00342 Special Use	Gertrude Byrd, Lessee	5506 W CENTER ST Ald. District 10
		Request to increase the number of children from 12 to 20 per shift and increase the hours of operation from 6:00 a.m. - midnight Monday - Saturday to 5:00 a.m. - midnight Monday - Sunday, and to continue occupying the premises as a day care center for children infant through 12 years of age (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That no prohibited signage be displayed at the location per code section 295-407-9. 10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 11. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 12. That the facility does not exceed the capacity established by the State Department of Children and Families. 13. That this Special Use is granted for a period of three (3) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-16-00330 Special Use	Arshad Ali, Property Owner	3908 S 76TH ST 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 Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 9. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 10. 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. 11. That landscaping and screening is maintained in a manner that meets the intent of city code. 12. 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. 13. That this Special Use is granted for a period of ten (10) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-16-00337 Special Use	Tomara Orr, Lessee	7513 W OKLAHOMA AV Ald. District 11
		Request to occupy a portion of the premises as a second-hand sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 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.	
		10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		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>
33	BZZA-16-00297 Special Use	WI Facets, Lessee	600 W VIRGINIA ST Ald. District 12
		Request to continue occupying a portion of the premises as a social 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.	
		<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 fifteen (15) 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>
34	BZZA-16-00311 Use Variance	Concorde Investments LLC, Property Owner	317 W NATIONAL AV Ald. District 12
		Request to occupy the premises as a general office	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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. hat the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances	
		8. That this Use Variance is granted for a period of fifteen (15) 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-16-00313 Special Use	National Hotel Milwaukee, LLC, Property Owner	1515 W NATIONAL AV Ald. District 12
		Request to continue occupying the premises as a rooming house for 52 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-16-00314 Special Use	Javier Sanchez, Lessee	111 E MINERAL ST Ald. District 12
		Request to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<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.295-805 of the Milwaukee Zoning Code. 11. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on October, 22 2013, 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. 12. That no work on or storage of vehicles occurs in the public right-of-way. 13. That no sales vehicles are displayed in the public right-of-way. 14. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the moveable planters to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. 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>
37	BZZA-16-00317 Special Use	Kar Vang, Lessee	1801 W BECHER ST Ald. District 12
2.		Request to continue occupying the premises as a day care center for 20 children per shift infant through 12 years of age, operator 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.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use. 6. 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. 7. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That no prohibited signage be displayed at the location per code section 295-407-9. 10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 11. That the facility does not exceed the capacity established by the State Department of Children and Families. 12. That this Special Use is granted for a period of ten (10) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-16-00331 Special Use	El Rey Enterprises II LLC, Property Owner	1301 W FOREST HOME AV Ald. District 12
		Request to continue occupying the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on January 31, 2011, 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. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no prohibited signage be displayed at the location per code section 295-407-9. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 9. That this Special Use is granted for a period of ten (10) years commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-16-00335 Special Use	Hugo Alarcon, Property Owner	938 W LAPHAM Ald. District 12
		Request to continue occupying a portion of the premises as a general office facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg,	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 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.	
		7. That this Special Use is granted for a period of fifteen (15) years commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-16-00323 Use Variance	PLS Financial Solutions of WI, Inc, Lessee	3904 S 27TH ST Ald. District 13
		Request to add a currency exchange facility to the existing nonconforming payday loan facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. 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	
		10. That a revised landscape plan is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group within 60 days of the approval of this special use.	
		11. That landscaping and screening in accordance a landscape plan that has been approved by the Zoning Administrative Group is installed within 120 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code.	
		12. 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.	
		13. 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>
41	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 landscaping and screening is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		12. That vehicles are parked on site as shown on the site plan on file. There should be no more than 22 vehicles parked on site at any time.	
		13. That parked vehicles do not block the driveway approaches to the site.	
		14. That no work on or storage of vehicles occurs in the public right-of-way.	
		15. That no sales vehicles are displayed in the public right-of-way.	
		16. 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>
42	BZZA-16-00310 Special Use	Walgreen Co., Lessee	620 W OKLAHOMA AV Ald. District 14
		Request to continue occupying a portion of the premises as a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg,	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on March 13, 1995, 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.	
		9. That this Special Use is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZZA-16-00213 Special Use	Keith Dotson, Property Owner	1934 W NORTH AV Ald. District 15
		Request to continue occupying a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the first floor windows along the building's W. North Ave. facade remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner 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 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>
44	BZZA-16-00301 Special Use	Vliet Shell, Property Owner	3611 W VLIET ST Ald. District 15
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris	
		9. 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.	
		10. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		11. That landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 17th, 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.	
		12.	
		13. That this Special Use is granted for a period of ten (10) years commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-16-00321 Special Use	Friedens Community Ministries, Lessee	1220 W VLIET ST Ald. District 15
		Request to continue occupying the premises as a social 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.	
		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 fifteen (15) 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>
46	BZZA-16-00339 Special Use	Ernest Zazueta, Property Owner	3529 W VLIET ST Ald. District 15
		Request to increase the hours of operation from 5:30 a.m. - 11:30 p.m. to 5:30 a.m. - midnight, and to continue occupying the premises as a day care center for 18 children per shift infant through 12 years of age, operating Monday - Sunday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		11.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		12.	That this Special Use is granted for a period of 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>
47	BZZA-16-00070 Special Use	Shernice Pierce, Lessee	4861 N TEUTONIA AV Ald. District 1
		Request to increase the hours of operation from 5:30 a.m. - midnight to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Sunday (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved t grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		11.	That the landscape plan submitted to the Board of Zoning Appeals on January 30, is revised to include additional shrubs.
		12.	That landscaping and screening in accordance with an approved landscape plan is implemented 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 this Special Use is granted for a period of three (3) years commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		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.
		12.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		13.	That this Special Use is granted for a period of ten (10) years commencing with the date hereof.
49	BZZA-16-00290 Special Use	Gro Family Services, Lessee	6400 W CAPITOL DR Ald. District 2
		Request to continue occupying a portion of the premises as a social service facility	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of staff and will be rescheduled for the next available hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	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:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant does not have outdoor storage or display of products or merchandise.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That this business does not violate the standards for offensive odors or discharge of offensive or hazardous substances set in the Milwaukee Code of Ordinances section 80-6 through 80-6.2.
		8.	That this business does not violate the standards for odors from vaults, drains and sewers set in the Milwaukee Code of Ordinances section 80-13.
		9.	That all primary and accessory work (per your plan of operation) be conducted inside the building.
		10.	That the noise and vibration standards set in 80-62 and 80-63 of the Milwaukee Code of Ordinances not be violated
		11.	That all loading and off-loading requiring the use of a pumping hose occur within the building.
		12.	That no more than 15 heavy motor vehicles be stored on site at any given time.
		13.	That this Special Use is granted for a period of two (2) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	BZZA-16-00268 Use Variance	Mei Hua Market, LLC, Prospective Buyer	2404 W CLYBOURN ST Ald. District 4
		Request to occupy the premises as a general retail establishment	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. That the applicant does not have outdoor storage or display of products or merchandise.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		9. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		10. That transparent vision glass that meets the glazing standards of s.295-605-2-i-3-c are installed in the building's front façade in accordance with the elevation plan submitted to the Board on August 2, 2016.	
		11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.	
		12. That landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 2, 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.	
		13. 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>
52	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		5.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		6.	That Department of Public Works (DPW) permit(s) is or are obtained for any work in the public right-of-way, including, but not limited to, construction of the building foundations; closure the alley, in whole or in part, during construction; and closure of any portion of the public right-of-way for crane usage.
		7.	That the applicant provide a minimum of 57 indoor bicycle parking spaces for residents.
		8.	That the applicant provide a minimum of four (4) outdoor bicycle parking spaces for building guests.
		9.	That these Dimensional Variances are granted to run with the land.
53	BZZA-16-00349 Special Use	Sunny Days to Learn & Play Children's Center, Prospective Buyer	10226 W CAPITOL DR Ald. District 5
		Request to occupy the premises as a day care center for 80 children per shift infant through 12 years of age, operating Monday - Sunday 6:00 a.m. - 6:00 p.m	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available public hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	BZZA-16-00277 Special Use	Glenda Hampton, Lessee	4821 W BURLEIGH ST Ald. District 7
		Request to occupy the premises as a transitional living facility for 23 occupants	
	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:		
55	BZZA-16-00345 Special Use	Eco-Site, Inc., Lessee	2059 S 33RD ST Ald. District 8
		Request to erect a transmission tower	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Erik Richardson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	BZZA-16-00336 Special Use	Verizon Wireless Personal Communications, LP, Lessee	1236 S LAYTON Ald. District 8
		Request to erect a transmission tower	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That landscaping and screening is implemented in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 2, 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.	
		5. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.	
57	BZZA-16-00165 Special Use	Continental AI Corp, Property Owner	6418 W MILL RD Ald. District 9
		Request to construct a new building and to occupy the premises as a motor vehicle filling station	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the staff and will be rescheduled for the next available public hearing.	
	Vote:		
58	BZZA-16-00232 Special Use	Institute of Technology & Academics, Lessee	8524 W BROWN DEER RD Ald. District 9
		Request to occupy a portion of the premises as an elementary school for 105 students grades K4 - 5, operating Monday - Friday 7:30 a.m. - 5:30 p.m. and Saturday 9:00 a.m. - 1:00 p.m. and a day care center for 80 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the staff and will be rescheduled for the next available public hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	BZZA-16-00253 Special Use	Samantha Wright, Lessee	5806 W BURLEIGH ST Ald. District 10
		Request to occupy a portion of the premises as a day care center for 25 children per shift 4 through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Erik Richardson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no prohibited signage be displayed at the location per code section 295-407-9. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That 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 this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 15, 2018. 	
60	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:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	BZZA-16-00333 Dimensional Variance, Use Variance	Clear Channel Outdoor, Lessee	10001 W BLUE MOUND RD Ald. District 10
		Request to erect an off-premise sign that does not meet the minimum street lot line setback	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant does not have outdoor storage or display of products or merchandise.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		7.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That the site plan/ landscape plan submitted to the Board on June 8, 2016 is revised to include an identifiable pedestrian path along the north property line connecting the public sidewalk along S. 76th St . to the principal building per s.295-605-4-d of the Milwaukee Zoning Code. This pedestrian walkway must be paved with non-asphalt materials. Said site plan/landscape plan must also be revised to indicate the height, spacing and size information of shrubs that are to be planted along the street frontages of the parking lot.
		10.	That landscaping and screening in accordance to a revised and approved landscape plan is installed 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 to construct the new driveway approaches on South 76th Street and West Van Beck Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		12.	That this Dimensional Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	BZZA-16-00271 Special Use	United Community Center, Property Owner	1038 S 6TH ST Ald. District 12
		Request to construct a building and to occupy the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Erik Richardson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the premises is developed in accordance with the plans submitted to the Department of City Development on August 13, 2016 .	
		5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That 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 a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of the building foundation; closure of the sidewalk area during construction for public safety or to store materials; and planting of trees and shrubs. The DPW permit must be obtained prior to the start of any work in the public right-of-way.	
		10. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.	
64	BZZA-16-00325 Dimensional Variance	Alfredo Gonzalez, Property Owner	2483 S 12TH ST Ald. District 12
		Request to allow a parking space in the front yard	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	BZZA-16-00346 Dimensional Variance	WoodSpring Suites Hotels, Property Owner	1701 W LAYTON AV Ald. District 13
		Request to construct a permitted hotel that does not meet the required primary entrance door orientation	
	Action:	Denied	
	Motion:	Erik Richardson moved to deny the request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
66	BZZA-16-00208 Special Use	LaLonde Contractors Inc, Lessee	2431 N 30TH ST Ald. District 15
		Request to occupy a portion of the premises as a material reclamation facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
67	BZZA-16-00341 Special Use	V&J Foods, Inc., Property Owner	1948 W FOND DU LAC AV Ald. District 15
		Request to raze the existing structure and to construct a fast-food/carry-out restaurant with a drive-through 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:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	BZZA-16-00278 Use Variance	LaLonde Contractors Inc., Property Owner	3801 W MILL RD Ald. District 1
		Request to occupy the premises as a materials reclamation facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no prohibited signage be displayed at the location per code section 295-407-9.	
		5. That all measures be taken to prevent the generation of fugitive dust from reclamation activity per code section 80-6.2.	
		6. That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.	
		7. That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.	
		8. That the landscape plan submitted to the Board on July 14, 2016 must be revised to use a solid opaque fence instead of the proposed slatted chain link fence. Landscaping and screening in accordance with the revised plan must be implemented and 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.	
		9. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on West Mill Road.	
		10. That this Use Variance is granted for a period of ten (10) years commencing with the date hereof.	
69	BZZA-16-00252 Special Use	Stanley Terry, Lessee	5926 N TEUTONIA AV Ald. District 1
		Request to occupy the premises as a transitional living facility for 20 occupants	
	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:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	BZZA-16-00248 Special Use	Crime Impound and Recover LLC; Artrell Webster, Lessee	6944 N TEUTONIA AV Ald. District 1
		Request to occupy a portion of the premises as an outdoor motor vehicle storage facility	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman and will be rescheduled for the next available hearing.	
	Vote:		
71	BZZA-16-00280 Dimensional Variance, Use Variance	Thomas Sanders, Property Owner	2709 W ORIOLE DR Ald. District 1
		Request to construct a building that exceeds the maximum allowed lot coverage and exceeds the maximum allowed area for an accessory structure and to occupy the premises as a contractor's shop	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 contractor shop activity be confined to entirely within the proposed building with no outdoor storage of equipment or material and that in all other respects the property functions as a single family dwelling.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That this Use Variance is granted for a period of fifteen (15) years and these Dimensional Variances are granted to run with the land, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	BZZA-16-00102 Special Use	Greater New Birth Church, Property Owner	8237 W SILVER SPRING DR Ald. District 2
		Request to expand into adjacent units and to continue occupying the premises as a religious assembly hall	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
73	BZZA-16-00145 Special Use	Lawrence Gooden, Prospective Buyer	9605 W FLAGG AV Ald. District 2
		Request to occupy the premises as a motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		10. That no work on or storage of vehicles or vehicle parts occurs in the public right-of-way.	
		11. That no motor vehicle sales occur on-site unless the proper permits and approvals have been obtained.	
		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>
74	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 adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

Other Business:

Board member Lowenberg moved to approve the minutes of the July 28, 2016 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for October 6, 2016.

Board member Dardy moved to adjourn the meeting at 8:45 PM. Seconded by Board member Current. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board