# 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.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>BZZA-15-0034257-H</td>
<td>1 Michael Garland, Property Owner</td>
<td>2715 W Townsend St Ald. District 7</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to add a motor vehicle sales and repair facility to the Board-approved ground transportation service</td>
<td></td>
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<td></td>
<td></td>
<td><strong>Action:</strong> Adjourned</td>
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<td></td>
<td></td>
<td><strong>Motion:</strong> This matter has been adjourned at the request of the applicant and will be rescheduled for the next available hearing.</td>
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<td><strong>Vote:</strong></td>
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<tr>
<td></td>
<td>Use Variance</td>
<td>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</td>
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<tr>
<td></td>
<td></td>
<td><strong>Action:</strong> Dismissed</td>
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<tr>
<td></td>
<td></td>
<td><strong>Motion:</strong> Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.</td>
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<tr>
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<td><strong>Vote:</strong> 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
<td>Item</td>
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<td>3</td>
<td>BZZA-16-00219 Special Use</td>
<td>Varinder Singh, Prospective Buyer</td>
<td>2101 W BROWN ST Ald. District 15</td>
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<tr>
<td></td>
<td></td>
<td>Request to occupy a portion of the premises as a general retail establishment</td>
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<tr>
<td></td>
<td>Action:</td>
<td>Dismissed</td>
<td></td>
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<tr>
<td></td>
<td>Motion:</td>
<td>Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.</td>
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<tr>
<td></td>
<td>Vote:</td>
<td>4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
<td>4</td>
<td>BZZA-14-0033477-H Special Use</td>
<td>Willie Weeks, Property Owner</td>
<td>1819 W NORTH AV. Ald. District 15</td>
</tr>
<tr>
<td></td>
<td>Request to occupy the premises as an assembly hall</td>
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</tr>
<tr>
<td></td>
<td>Action:</td>
<td>Dismissed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion:</td>
<td>Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vote:</td>
<td>4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td></td>
</tr>
<tr>
<td>Item No.</td>
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<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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<tr>
<td>5</td>
<td>BZZA-16-00322</td>
<td>Eric Hardrath, Property Owner</td>
<td>2351 N HUMBOLDT BL Ald. District 3</td>
</tr>
</tbody>
</table>

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 manner.

9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
<table>
<thead>
<tr>
<th>Item No.</th>
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</thead>
<tbody>
<tr>
<td>6</td>
<td>BZZA-16-00261 Special Use, Variance</td>
<td>Community Care, Inc., Property Owner</td>
<td>3220 W VLIET ST Ald. District 4</td>
</tr>
</tbody>
</table>

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.

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.


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.
7  BZZA-16-00302  Dimensional Variance
       Our Savior's Lutheran Church, Property Owner
       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.
Item 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.
<table>
<thead>
<tr>
<th>Item No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>BZZA-16-00245</td>
<td>Joseph and Shirley Dallas, Property Owner</td>
<td>8731 W BURLEIGH ST Ald. District 5</td>
</tr>
</tbody>
</table>

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.
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist. |
--- | --- | --- | --- |
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.

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:
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.

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.


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.
Item No.

13

Case No./Case Type

BZZA-16-00300
Special Use

Description

Kidz It Is, Lessee

Premises Address/Ald. Dist.

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.

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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>BZZA-16-00306</td>
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<tr>
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<td>Dimensional Variance</td>
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</tbody>
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<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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<tbody>
<tr>
<td>Faithful Mission Pentecostal Church of Holiness, Property Owner</td>
<td>935 W KEEFE AV Ald. District 6</td>
</tr>
</tbody>
</table>

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.
15  BZZA-16-00309  Special Use  Tiawanna Veasley, 642 W GARFIELD AV
     Lessee  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.

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.


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.
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<tbody>
<tr>
<td>16</td>
<td>BZZA-16-00246 Special Use</td>
<td>Ulyses Dugger, Lessee</td>
<td>3823 W FOND DU LAC AV</td>
</tr>
</tbody>
</table>

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.

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.
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<tbody>
<tr>
<td>17</td>
<td>BZZA-16-00293</td>
<td>Anita Jackson, Property Owner</td>
<td>4219 N 39TH ST / Ald. District 7</td>
</tr>
<tr>
<td></td>
<td>Dimensional Variance</td>
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</tbody>
</table>

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 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 this Dimensional Variance is granted to run with the land.

<table>
<thead>
<tr>
<th>18</th>
<th>BZZA-16-00298</th>
<th>Dashanaye Smith, Lessee</th>
<th>4235 W FOND DU LAC AV / Ald. District 7</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Special Use</td>
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</table>

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.
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<tbody>
<tr>
<td>19</td>
<td>BZZA-16-00315 Special Use</td>
<td>Four Seasons Enterprises LLC, Property Owner</td>
<td>3019 N 30TH ST Ald. District 7</td>
</tr>
</tbody>
</table>

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

**Action:**

**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 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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>BZZA-16-00318</td>
<td>Jamia Lowe, Property Owner</td>
<td>3632 W BURLEIGH ST Ald. District 7</td>
</tr>
</tbody>
</table>

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.

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.


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.
Item No. | Case No./ Case Type | Description | Premises Address/Ald. Dist.
--- | --- | --- | ---
21 | BZZA-16-00289 Special Use | Julio Ferrufino, 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.

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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>BZZA-16-00291 Use Variance</td>
<td>Lomeli Audio &amp; Muffler, Lessee</td>
<td>4115 W GREENFIELD AV Ald. District 8</td>
</tr>
</tbody>
</table>

Request to continue occupying the premises as a motor vehicle repair facility

**Action:**

**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 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.
23  BZZA-16-00320  Special Use  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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>BZZA-16-00307 Use Variance</td>
<td>Joel Breen, Property Owner</td>
<td>8075 N 76TH ST Ald. District 9</td>
</tr>
</tbody>
</table>

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.
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.

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.
<table>
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<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>BZZA-16-00348</td>
<td>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)</td>
<td>7155 N 43RD ST Ald. District 9</td>
</tr>
</tbody>
</table>

**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 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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>27</td>
<td>BZZA-16-00132 Dimensional Variance, Special Use</td>
<td>Bill Taras, Property Owner</td>
<td>5519 W VLIET ST Ald. District 10</td>
</tr>
</tbody>
</table>

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.

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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
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<tbody>
<tr>
<td>28</td>
<td>BZZA-16-00296</td>
<td>Angela Anderson, Lessee</td>
<td>6815 W CAPITOL DR, Ald. District 10</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>BZZA-16-00304</td>
<td>Maxie's Milwaukee LLC, Lessee</td>
<td>6820 W O CONNOR ST Ald. District 10</td>
</tr>
</tbody>
</table>

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.
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:

Motion:

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 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 s295-605-2-1-3-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.


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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>31</td>
<td>BZZA-16-00330</td>
<td>Arshad Ali, Property Owner</td>
<td>3908 S 76TH ST</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td></td>
<td>Ald. District 11</td>
</tr>
</tbody>
</table>

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 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.
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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>BZZA-16-00297</td>
<td>WI Facets, Lessee</td>
<td>600 W VIRGINIA ST, Ald. District 12</td>
</tr>
</tbody>
</table>

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 fifteen (15) years commencing with the date hereof.
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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>35</td>
<td>BZZA-16-00313 Special Use</td>
<td>National Hotel Milwaukee, LLC, Property Owner</td>
<td>1515 W NATIONAL AV Ald. District 12</td>
</tr>
</tbody>
</table>

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.
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<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>36</td>
<td>BZZA-16-00314</td>
<td>Javier Sanchez, Lessee</td>
<td>111 E MINERAL ST Ald. District 12</td>
</tr>
</tbody>
</table>

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.

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.
2.

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<tr>
<th>Item No.</th>
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<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>37</td>
<td>BZZA-16-00317 Special Use</td>
<td>Kar Vang, Lessee</td>
<td>1801 W BECHER ST Ald. District 12</td>
</tr>
</tbody>
</table>

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.

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.


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.
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<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>38</td>
<td>BZZA-16-00331 Special Use</td>
<td>El Rey Enterprises II LLC, Property Owner</td>
<td>1301 W FOREST HOME AV Ald. District 12</td>
</tr>
</tbody>
</table>

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 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.
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
---|---|---|---
39 | BZZA-16-00335 Special Use | Request to continue occupying a portion of the premises as a general office facility | Hugo Alarcon, Property Owner 938 W LAPHAM Ald. District 12

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.
Item No. | Case No./Case Type | Description | Premises Address/Ald. Dist.
--- | --- | --- | ---
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.
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.
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<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>42</td>
<td>BZZA-16-00310 Special Use</td>
<td>Walgreen Co., Lessee</td>
<td>620 W OKLAHOMA AV Ald. District 14</td>
</tr>
</tbody>
</table>

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.
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<tr>
<th>Item No.</th>
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<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>43</td>
<td>BZZA-16-00213</td>
<td>Keith Dotson, Property Owner</td>
<td>1934 W NORTH AV Ald. District 15</td>
</tr>
</tbody>
</table>

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.
44  BZZA-16-00301  Vliet Shell, Property Owner  3611 W VLIET ST
   Special Use  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. That this Special Use is granted for a period of ten (10) years commencing with the date hereof.
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<tr>
<th>Item No.</th>
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</thead>
<tbody>
<tr>
<td>45</td>
<td>BZZA-16-00321</td>
<td>Friedens Community Ministries, Lessee</td>
<td>1220 W VLIET ST Ald. District 15</td>
</tr>
</tbody>
</table>

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.
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.
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<th>Premises Address/Ald. Dist.</th>
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<tbody>
<tr>
<td>47</td>
<td>BZZA-16-00070</td>
<td>Shernice Pierce, Lessee</td>
<td>4861 N TEUTONIA AV Ald. District 1</td>
</tr>
</tbody>
</table>

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 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 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.
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<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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<td>48</td>
<td>BZZA-16-00223</td>
<td>Selina Smith, Lessee</td>
<td>8711 W FOND DU LAC AV Ald. District 2</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>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</td>
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<td>Action:</td>
<td>Granted</td>
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<td></td>
<td>Motion:</td>
<td>Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.</td>
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<td>Vote:</td>
<td>4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
<td></td>
<td>1.</td>
<td>That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2.</td>
<td>That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3.</td>
<td>That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4.</td>
<td>That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</td>
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<td>5.</td>
<td>That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td>6.</td>
<td>That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</td>
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<td>7.</td>
<td>That the facility does not exceed the capacity established by the State Department of Children and Families</td>
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<td>8.</td>
<td>That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</td>
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<td>9.</td>
<td>That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</td>
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<td></td>
<td>10.</td>
<td>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.</td>
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<tr>
<td></td>
<td>11.</td>
<td>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.</td>
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<tr>
<td></td>
<td>12.</td>
<td>That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.</td>
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<tr>
<td></td>
<td>13.</td>
<td>That this Special Use is granted for a period of ten (10) years commencing with the date hereof.</td>
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</tr>
<tr>
<td>49</td>
<td>BZZA-16-00290</td>
<td>Gro Family Services, Lessee</td>
<td>6400 W CAPITOL DR Ald. District 2</td>
</tr>
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<td></td>
<td>Special Use</td>
<td>Request to continue occupying a portion of the premises as a social service facility</td>
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<td></td>
<td>Action:</td>
<td>Adjourned</td>
<td></td>
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<td>Motion:</td>
<td>This matter has been adjourned at the request of staff and will be rescheduled for the next available hearing.</td>
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<td>Vote:</td>
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<tr>
<td>Item No.</td>
<td>Case No./Case Type</td>
<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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</tr>
<tr>
<td>50</td>
<td>BZZA-16-00121</td>
<td>Advanced Waste Services, Inc., Lessee</td>
<td>4212 W HIGHLAND BL Ald. District 15</td>
</tr>
</tbody>
</table>

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.
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.
<table>
<thead>
<tr>
<th>Item</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>51</td>
<td>BZZA-16-00268</td>
<td>Mei Hua Market, LLC, Prospective Buyer</td>
<td>2404 W CLYBOURN ST Ald. District 4</td>
</tr>
</tbody>
</table>

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.


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.
<table>
<thead>
<tr>
<th>Item</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>52</td>
<td>BZZA-16-00288</td>
<td>Cedar Square, LLC, Property Owner</td>
<td>830 N 15TH ST Ald. District 4</td>
</tr>
</tbody>
</table>

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:**

**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.

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<tr>
<th>Item</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
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</thead>
<tbody>
<tr>
<td>53</td>
<td>BZZA-16-00349</td>
<td>Sunny Days to Learn &amp; Play Children's Center, Prospective Buyer</td>
<td>10226 W CAPITOL DR Ald. District 5</td>
</tr>
</tbody>
</table>

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:**
<table>
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<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>54</td>
<td>BZZA-16-00277 Special Use</td>
<td>Glenda Hampton, Lessee</td>
<td>4821 W BURLEIGH ST Ald. District 7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a transitional living facility for 23 occupants</td>
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<tr>
<td></td>
<td>Action: Adjourned</td>
<td>Motion: This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.</td>
<td></td>
</tr>
<tr>
<td>55</td>
<td>BZZA-16-00345 Special Use</td>
<td>Eco-Site, Inc., Lessee</td>
<td>2059 S 33RD ST Ald. District 8</td>
</tr>
<tr>
<td></td>
<td>Request to erect a transmission tower</td>
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<tr>
<td></td>
<td>Action: Granted</td>
<td>Motion: Henry Szymanski moved to grant the appeal. Seconded by Erik Richardson.</td>
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<tr>
<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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</tbody>
</table>

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.
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<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>56</td>
<td>BZZA-16-00336</td>
<td>Verizon Wireless Personal Communications, LP, Lessee</td>
<td>1236 S LAYTON, Ald. District 8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to erect a transmission tower</td>
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<tr>
<td></td>
<td></td>
<td>Action: Granted</td>
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</tr>
<tr>
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<td></td>
<td>Motion: Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That 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.</td>
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<td></td>
<td>5. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof.</td>
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</tr>
<tr>
<td>57</td>
<td>BZZA-16-00165</td>
<td>Continental AI Corp, Property Owner</td>
<td>6418 W MILL RD, Ald. District 9</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to construct a new building and to occupy the premises as a motor vehicle filling station</td>
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<td></td>
<td>Action: Adjourned</td>
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<td></td>
<td>Motion: This matter has been adjourned at the request of the staff and will be rescheduled for the next available public hearing.</td>
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<td></td>
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<td>Vote:</td>
<td></td>
</tr>
<tr>
<td>58</td>
<td>BZZA-16-00232</td>
<td>Institute of Technology &amp; Academics, Lessee</td>
<td>8524 W BROWN DEER RD, Ald. District 9</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>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.</td>
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<td>Action: Adjourned</td>
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<tr>
<td></td>
<td></td>
<td>Motion: This matter has been adjourned at the request of the staff and will be rescheduled for the next available public hearing.</td>
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<td>Vote:</td>
<td></td>
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</tbody>
</table>
59  BZZA-16-00253  Special Use  Samantha Wright, Lessee  BZZA-16-00253  Special Use  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.

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.


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  BZZA-16-00240  Use Variance  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:
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>61</td>
<td>BZZA-16-00333</td>
<td>Clear Channel Outdoor, Lessee</td>
<td>10001 W BLUE MOUND RD Ald. District 10</td>
</tr>
</tbody>
</table>

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:
Item No. | Case No./ Case Type | Description | Premises Address/Ald. Dist.
--- | --- | --- | ---
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.
<table>
<thead>
<tr>
<th>Item</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>63</td>
<td>BZZA-16-00271 Special Use</td>
<td>United Community Center, Property Owner</td>
<td>1038 S 6TH ST Ald. District 12</td>
</tr>
</tbody>
</table>

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.

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<tr>
<th>Item</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>64</td>
<td>BZZA-16-00325 Dimensional Variance</td>
<td>Alfredo Gonzalez, Property Owner</td>
<td>2483 S 12TH ST Ald. District 12</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./ Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>BZZA-16-00346</td>
<td>WoodSpring Suites Hotels, Property Owner</td>
<td>1701 W LAYTON AV Ald. District 13</td>
</tr>
<tr>
<td></td>
<td>Dimensional Variance</td>
<td>Request to construct a permitted hotel that does not meet the required primary entrance door orientation</td>
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<tr>
<td></td>
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<td>Action: Denied</td>
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<tr>
<td></td>
<td></td>
<td>Motion: Erik Richardson moved to deny the request. Seconded by Henry Szymanski.</td>
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<td></td>
<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
<td></td>
</tr>
<tr>
<td>66</td>
<td>BZZA-16-00208</td>
<td>LaLonde Contractors Inc, Lessee</td>
<td>2431 N 30TH ST Ald. District 15</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to occupy a portion of the premises as a material reclamation facility</td>
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<td>Action: Dismissed</td>
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<td>Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
<td></td>
<td>Special Use</td>
<td>Request to raze the existing structure and to construct a fast-food/carry-out restaurant with a drive-through facility</td>
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<td>Action: Adjourned</td>
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<tr>
<td></td>
<td></td>
<td>Motion: This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.</td>
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<td>Vote:</td>
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<tr>
<td>Item No.</td>
<td>Case No./Case Type</td>
<td>Description</td>
<td>Premises Address/Ald. Dist.</td>
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<tr>
<td>68</td>
<td>BZZA-16-00278 Use Variance</td>
<td>LaLonde Contractors Inc., Property Owner</td>
<td>3801 W MILL RD Ald. District 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a materials reclamation facility</td>
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<td>Action: Granted</td>
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<td>Motion: Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.</td>
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<td></td>
<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
<td></td>
<td></td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td>5. That all measures be taken to prevent the generation of fugitive dust from reclamation activity per code section 80-6.2.</td>
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<td>6. That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.</td>
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<td>7. That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.</td>
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<td>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.</td>
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<tr>
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<td></td>
<td>9. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on West Mill Road.</td>
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<tr>
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<td></td>
<td>10. That this Use Variance is granted for a period of ten (10) years commencing with the date hereof.</td>
<td></td>
</tr>
<tr>
<td>69</td>
<td>BZZA-16-00252 Special Use</td>
<td>Stanley Terry, Lessee</td>
<td>5926 N TEUTONIA AV Ald. District 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Request to occupy the premises as a transitional living facility for 20 occupants</td>
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<td>Action: Adjourned</td>
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<td>Motion: This matter has been adjourned at the request of the Alderman of the District and will be rescheduled for the next available hearing.</td>
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<td>Vote:</td>
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</tbody>
</table>
70  BZZA-16-00248  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  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.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Case No./Case Type</th>
<th>Description</th>
<th>Premises Address/Ald. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>72</td>
<td>BZZA-16-00102</td>
<td>Greater New Birth Church, Property Owner</td>
<td>8237 W SILVER SPRING DR Ald. District 2</td>
</tr>
<tr>
<td></td>
<td>Special Use</td>
<td>Request to expand into adjacent units and to continue occupying the premises as a religious assembly hall</td>
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<td>Action: Adjourned</td>
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<td></td>
<td></td>
<td>Motion: Henry Szymanski moved to adjourn the appeal. Seconded by Karen Dardy.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
<td>73</td>
<td>BZZA-16-00145</td>
<td>Lawrence Gooden, Prospective Buyer</td>
<td>9605 W FLAGG AV Ald. District 2</td>
</tr>
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<td>Special Use</td>
<td>Request to occupy the premises as a motor vehicle repair facility</td>
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<td>Action: Granted</td>
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<td></td>
<td>Motion: Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.</td>
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<td>Vote: 4 Ayes, 0 Nays, 1 C. Doyle Abstained.</td>
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<tr>
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<td></td>
<td>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</td>
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<td>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</td>
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<td>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</td>
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<td>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</td>
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<td>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.</td>
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<td>6. That no prohibited signage be displayed at the location per code section 295-407-9.</td>
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<td>7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</td>
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<td>8. That all repair work is conducted inside the building.</td>
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<td>10. That no work on or storage of vehicles or vehicle parts occurs in the public right-of-way.</td>
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<td>11. That no motor vehicle sales occur on-site unless the proper permits and approvals have been obtained.</td>
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<td>12. That this Special Use is granted for a period of ten (10) years commencing with the date hereof.</td>
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</table>
Right Step, Inc.,
Prospective Buyer

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