

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - December 07, 2017
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 - 49*)
Vice Chairman: Henry Szymanski (*voting on items 1 - 49*)
Members: Jewel Currie (*voting on items 1 - 49*)
Jennifer Current (*voting on items 1 - 49*)
Eric Lowenberg (*voting on items 1 - 49*)

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

START TIME: 2:11

END TIME: 6:10

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-16-00528 Special Use	Gospel Mission Outreach Ministries, Lessee	1808 W ATKINSON AV Ald. District 6
		Request to occupy the premises as a religious assembly hall	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
2	BZZA-17-00378 Special Use	Carmen Coss y Leon, Lessee	2190 S MUSKEGO AV Ald. District 8
		Request to occupy the premises as a second-hand sales facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-17-00447 Special Use	Venessia Miller, Lessee	5204 N 36TH ST Ald. District
		Request to continue occupying the premises as a day care center for 61 children per shift (41 daytime, 20 evening) infant to 13 years of age, operating Monday - Friday, 6:00 a.m. to 11:00 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.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		11.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	BZZA-17-00400 Special Use	Tyrone Sanford, Property Owner	4911 N 31ST ST Ald. District
		Request to continue occupying the premises as a 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 all car wash activity is conducted inside of the building.	
		5. That all wastewater is contained on site.	
		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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		10. That no work on or storage of vehicles occurs in the public right-of-way.	
		11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	BZZA-17-00405 Special Use	Walgreen Co., Property Owner	1400 E BRADY ST Ald. District
		Request to continue occupying the premise as a 24 hrs. general retail establishment (drug/convenience store/pharmacy), a permitted medical office (not operating 24 hrs.) located within 150 ft. of a residential district	
	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 use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.
		8.	That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	BZZA-17-00440 Special Use	The Bon-Ton Department Stores, Inc, Lessee	331 W WISCONSIN AV Ald. District 4
		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 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 this Special Use is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-17-00430 Special Use	Schulhof Property Management, Property Owner	1722 W WELLS ST Ald. District 4
		Request to continue occupying the premises as a rooming house with 10 units (51 total 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 twenty (20) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	BZZA-17-00409 Special Use	PCAM, LLC, Lessee	746 N OLD WORLD THIRD ST 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 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.	
		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 two (2) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-17-00418 Special Use	West Hawkins, Lessee	3752 N TEUTONIA AV Ald. District
		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 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-17-00437 Special Use	Marilyn Barton, Lessee	4322 W Center ST Ald. District
		Request to continue occupying the premises as a 24 hour day care center for 38 children per shift infant to 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 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 Board of Zoning Appeals within 60 days of Board approval of the special use
		7.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		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 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 no prohibited signage be displayed at the location per code section 295-407-9.
		11.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		12.	That 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 five (5) years, commencing with the date hereof.

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11	BZZA-17-00403 Special Use	Amardeep Khehra, Lessee	1901 S 35TH ST Ald. District
		Request to continue occupying the premises as a motor vehicle filling station with a convenience store	
	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 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the applicant does not have outdoor storage or display of products or merchandise.
		11.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		12.	That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-17-00444 Special Use	Socorro Villalobos, Property Owner	1732 S MUSKEGO AV Ald. District
		Request to continue occupying the premises as a day care center for 28 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		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 maintains the loading zone on South Muskego Avenue. Please contact Mr. Dale Dietze at 414-286-8678 to renew, as necessary, the loading zone.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the 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.
		8.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		11.	That no prohibited signage be displayed at the location per code section 295-407-9.
		12.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		13.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		14.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

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13	BZZA-17-00448 Special Use	Calumet Auto Salvage, Inc., Lessee	8501 W CALUMET RD Ald. District
		Request to continue occupying the premises as an outdoor auto salvage yard	
	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 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 any stockpiles are in compliance with s.295-805-4-h-2 of the Milwaukee Zoning code.	
		6. That no work on or storage of vehicles or vehicular parts occurs in the public right-of-way.	
		7. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-17-00446 Special Use	Three-D Sac Self Storage Limited Partnership, Property Owner	8626 N GRANVILLE RD Ald. District
		Request to continue occupying the premises as a mini-storage facility, sales of propane gas, and rental facility (trucks and equipment)	
	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 landscape and screening plan submitted to the Board of Zoning Appeals on October 31, 2017 is revised to meet the intent of city code section 295-405 for Type 'E' or 'F' landscaping.
		9.	That landscaping and screening in accordance to an approved landscape plan is installed by May 30, 2018 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 no work on or storage of vehicles occurs in the public right-of-way. Note: Per the survey submitted by the applicant, the property line is approximately 43 feet 6 inches from the edge of the roadway pavement or just easterly of the utility pole located adjacent to the property's driveway entrance.
		11.	That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-17-00402 Use Variance	My Good Mourning Place, Lessee	4005 W OKLAHOMA AV Ald. District
		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 Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-17-00406 Special Use	Walgreen Co. Store#11237, Property Owner	1433 W BURNHAM ST Ald. District
		Request to continue occupying the premises as a general retail establishment with a drive through facility without the minimum required queue lane distance and is located within 150 ft. of a residential use	
	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 use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.
		8.	That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on December 6, 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 these Special Uses are granted for a period of twenty (20) years, commencing with the date hereof.

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17	BZZA-17-00432 Special Use	Noe Vera, Lessee	1550 W MITCHELL ST Ald. District
		Request to occupy the premises as an 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 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.	
18	BZZA-17-00361 Special Use	Hazel Miller, Property Owner	2220 W MC KINLEY AV Ald. District 4
		Request to occupy the premises as a group home for 8 occupants	
	Action:	Denied	
	Motion:	Eric Lowenberg moved to deny the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 1 Nays, 1 C. Doyle Abstained.	
19	BZZA-17-00032 Special Use	John Sams Jr., Lessee	3841 W VILLARD AV Ald. District 1
		Request to occupy the premises as a motor vehicle sales and repair facility with light motor vehicle outdoor storage	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-17-00453 Special Use	Dale Stenbrotten, Prospective Buyer	817 N MARSHALL ST Ald. District
		Request to occupy the premises as a hotel	
	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.295-805 of the Milwaukee Zoning Code.	
		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 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 this Special Use is granted to run with the land.	
21	BZZA-17-00309 Dimensional Variance, Special Use	Isaac Woji, Lessee	7833 W CAPITOL DR Ald. District 5
		Request to occupy a portion of the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Applicant.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-17-00323 Special Use	Cynthia Black, Lessee	8320 W LISBON AV Ald. District 5
		Request to increase the number of children from 55 to 85 per shift and continue occupying the premises as a day care center for children infant to 12 1/2 years of age, operating Monday - Friday 6:00 a.m. - midnight	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of Staff.	
	Vote:		
23	BZZA-17-00384 Special Use	Run Into Your Destiny Center of Refuge, Lessee	2122 N HALYARD ST Ald. District 6
		Request to occupy a portion of the premises as a social service facility	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderwoman of the District.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-17-00410 Use Variance	Ajit Singh,	1545 W HOPKINS ST Ald. District 6
		Request to construct an addition and 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 premises is developed in accordance with the plans submitted to the Board of Zoning Appeals on November 21, 2017.	
		5. 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.	
		6. That landscaping and screening in accordance to the plan submitted to the Board on November 21, 2017 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.	
		7. That the unused driveway located on West Locust Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach. Note: The unused driveway is the western driveway on West Locust Street.	
		8. That the applicant does not have outdoor storage or display of products or merchandise.	
		9. 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 no prohibited signage be displayed at the location per code section 295-407-9.	
		11. 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.	
		12. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		13. That this Variance is granted for a period of fifteen (15) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-17-00414 Dimensional Variance	Judy McLain, Lessee	130 W KEEFE AV Ald. District 6
		Request to allow two awning signs that exceed the maximum allowed display area	
	Action:	Granted	
	Motion:	Jewel Currie 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 these Variances are granted to run with the land.	
26	BZZA-17-00381 Special Use	Linda Bonds, Lessee	3002 N 9TH ST Ald. District 6
		Request to occupy the premises as a group home for 8 occupants	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Applicant.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-17-00316 Dimensional Variance, Special Use	Boykin Blackmon, Lessee	3854 N TEUTONIA AV Ald. District
		Request to add an outdoor storage facility that does not meet the minimum required landscaping and continue occupying the premises as a car wash and motor vehicle repair facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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 additional shrubs are planted in the planting strips along N. Teutonia Ave & N. 20th St to meet the intent of city code.	
6.		That within 60 days of Board approval the petitioner must meet with the Zoning Administration Group to develop a plan to provide landscaping for the storage trailer located along the N. Teutonia Ave frontage. A landscape plan must be submitted to the Board and approved by the Zoning Administration Group prior to the issuance of any permits.	
7.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
8.		That no prohibited signage be displayed at the location per code section 295-407-9.	
9.		That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
10.		That the 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.	
11.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
12.		That all repair work is conducted inside the building.	
13.		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.	
14.		That approved outdoor storage be limited to the storage container shown on the submitted site plan. Tire storage must be within an enclosed building or the storage container.	
15.		That all car washing activity occur entirely within the garage.	
16.		That no work on or storage of vehicles or vehicle parts occurs in the public right-of-way.	
17.		That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on November 17, 2025.	
18.		That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-17-00424 Special Use	Lashunda Moss, Lessee	4143 N 40TH ST Ald. District
		Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Monday - Sunday	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	3 Ayes, 1 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 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 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 facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That this Special Use is granted for a period of one (1) year, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-17-00411 Special Use	Carnelius Russell, Property Owner	4106 W ROOSEVELT DR Ald. District 7
		Request to occupy the premises as a group home for 8 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 submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
		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 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 petitioner submit an Identification of Hazard or form from the Department of Children and Families detailing the population to be served.	
		10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	
30	BZZA-17-00441 Dimensional Variance	Eduardo Rivera Macias, Property Owner	3111 W SCOTT ST Ald. District
		Request to allow a shed in the front yard	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-17-00386 Special Use	Ndi Igbo in Wisconsin, Inc., Prospective Buyer	7259 N 76TH ST Ald. District 9
		Request to occupy the premises as a community center	
	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 in accordance to the plan submitted to the Board on October 20 201 is installed by June 1, 2018 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.	
		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 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.	
32	BZZA-17-00455 Special Use	Bradley's Children's Academy, Inc., Lessee	8225 N 107TH ST Ald. District
		Request to occupy the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday- Sunday, 5:00 a.m. to midnight	
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Alderwoman of the District.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	BZZA-17-00387 Special Use	Princeton Learning Center, Lessee	7429 W BRADLEY RD Ald. District 9
		Request to occupy a portion of the premises as a day care center for 80 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. and Saturday 6:00 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 petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-17-00431 Use Variance	Kryctal Rouse, Lessee	6812 W BROWN DEER RD Ald. District
		Request to occupy a portion of the premises as a day care center for 40 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Jewel Currie 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 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 applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the 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.
		11.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		12.	That this Variance is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-17-00419 Special Use	Advance Stores Company Inc., Lessee	5816 W NORTH AV Ald. District
		Request to continue occupying the premises as a general retail establishment (motor vehicle supply store) with an accessory 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 approved by the Department of City Development on May 30, 1997, 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 does not have outdoor storage or display of products or merchandise.
		9.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		10.	That this Special Use is granted to run with the land.
36	BZZA-17-00449 Dimensional Variance, Special Use	All Fours Auto, LLC, Lessee	6815 W CAPITOL DR Ald. District
		Request to occupy a portion of the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-17-00422 Special Use	Francisco Garcia, Lessee	6726 W MORGAN AV Ald. District
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the storefront windows remain as transparent glass per s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 6. That the petitioner or the landlord must meet with the Zoning Administration Group to review landscaping issues within 60 days of Board approval of the Special Use. If the Zoning Administration Group determines that landscaping is feasible then the petitioner must submit a landscape and screening plan for the W. Morgan Ave frontage to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That no prohibited signage be displayed at the location per code section 295-407-9. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That the 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. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
38	BZZA-17-00413 Use Variance	Matthew Mehring, Prospective Buyer	6801 W MORGAN AV Ald. District 11
		Request to occupy the premises as a self-service storage facility	
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Applicant.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-17-00423 Dimensional Variance, Special Use	Foundation Capital Resources, Inc., Lessee	9931 W OKLAHOMA AV Ald. District
		Request to occupy the premises as a principal use parking lot without the minimum required landscaping along the street edge	
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Applicant.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-17-00456 Dimensional Variance	Seven04 Place LLC, Property Owner	704 W NATIONAL AV Ald. District
		Request to construct a Multi-family Dwelling that exceeds the maximum side street setback (allowed 5 ft. / proposed 22.4 ft.)	
	Action:	Granted	
	Motion:	Jewel Currie 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 a landscape and screening plan for the parking lot that meets the intent of city code section 295-405 is submitted to and approved by the Plan Examination section of the Milwaukee Development Center prior to the issuance of any permits.
		5.	That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.
		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 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.
		10.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		11.	That bicycle parking is provided as required by the section 295-404 of the Milwaukee Code of Ordinances.
		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, construction of new concrete public sidewalk and occupancy of the street or sidewalk for a crane. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		13.	That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on West Pierce Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		14.	That this Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-17-00347 Dimensional Variance	Link Media Wisconsin LLC, Lessee	1966 S 4TH ST Ald. District 12
		Request to erect an off-premise sign that exceeds the maximum allowed height, maximum allowed display area, and does not meet the minimum required street setback, minimum required freeway setback, and the minimum required spacing between off-premise signs	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	3 Ayes, 2 Nays, 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 maximum allowed height of the sign is 55ft.
		5.	That the north face of the sign not be an electronic automatic changeable message.
		6.	That these Variances are granted to run with the land.
42	BZZA-17-00275 Dimensional Variance	Daniel Gitzlaff, Property Owner	2523 W DENIS AV Ald. District 13
		Request to erect fence in the front and side yard that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jewel Currie.	
	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.	The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed.
		5.	That these Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZZA-17-00395 Special Use	Jennifer Betances, Property Owner	4002 S HOWELL AV Ald. District 13
		Request to occupy the premises as a principal use parking lot	
	Action:	Adjourned	
	Motion:	This matter was adjourned by the Applicant.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-17-00451 Dimensional Variance	Sarah Switalski, Property Owner	2355 S AUSTIN ST Ald. District
		Request to increase the height of the roof on the existing detached garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 13 ft. 5 in.)	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed. 5. That this Variance is granted to run with the land. 	
45	BZZA-17-00420 Special Use	Luis Mercado-Sandoval, Lessee	4030 S PINE AV Ald. District 14
		Request to occupy the premises as a motor vehicle repair, sales facility and body shop	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	BZZA-17-00412 Dimensional Variance	Joca Properties, Property Owner	2535 S KINNICKINNIC AV Ald. District
		Request to erect two wall signs that exceed the number of signs per lineal feet and are not attached to a flat, opaque wall surface	
	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 these Variances are granted to run with the land.	
47	BZZA-17-00450 Special Use	Dalanda Young, Lessee	2347 W FOND DU LAC AV Ald. District
		Request to occupy the premises as a day care center for 65 children per shift, 4 weeks to 12 years of age, operating Monday - Saturday 5:00 AM- 12:00 AM	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the District.	
	Vote:		
48	BZZA-17-00433 Special Use	Anthony Sephus, Property Owner	2405 W CENTER ST Ald. District
		Request to increase the number of sales vehicles from 15 to 30 to the Board-approved motor vehicles sales and repair facility.	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman of the District.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-17-00336 Special Use	Marlon Paige, Property Owner	1336 N 31ST ST Ald. District 4
		Request to occupy the premises as a group home for 7 occupants	
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of Staff.	
	Vote:		

Other Business:

Board member Jewel Currie moved to approve the minutes of the November 9, 2017 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for January 18, 2018.

Board member Jewel Currie moved to adjourn the meeting at 6:10 p.m. Seconded by Board member Eric Lowenberg. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board