

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - July 27, 2017
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 – 52*)
Vice Chairman: Henry Szymanski (*voting on items 44 – 68*)
Members: Jewel Currie (*voting on items 1 – 68*)
Jennifer Current (*voting on items 1 – 42, 44 – 68*)
Eric Lowenberg (*voting on items 1 – 68*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 – 43*)
Erik Richardson (*voting on items 43, 59 – 68*)

START TIME: 4:11 p.m.

END TIME: 8:35 p.m.

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|--------------------------------------|
| 1 | BZZA-16-00492 Special Use | David Howard, Property Owner | 5235 N HOPKINS ST Ald. District 1 |
| | | Request to occupy the premises as an assembly hall | |
| | Action: | Dismissed | |
| | Motion: | Jewel Currie moved to dismiss the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| 2 | BZZA-16-00338 Special Use | Grace Christian Learning Academy, Lessee | 5000 W VILLARD AV Ald. District 1 |
| | | Request to occupy a portion of the premises as an elementary school for 75 students grades K3 - 6, operating Monday - Friday 8:00 a.m. - 2:30 p.m | |
| | Action: | Dismissed | |
| | Motion: | Jewel Currie moved to dismiss the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|-------------------------------|--|--------------------------------------|
| 3 | BZZA-16-00144 Special Use | Caren Thomas, Lessee | 322 W CENTER ST Ald. District 6 |
| | | Request to occupy the premises as a community living arrangement for 8 occupants | |
| | Action: | Dismissed | |
| | Motion: | Jewel Currie moved to dismiss the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| 4 | BZZA-17-00222 Use Variance | Julie Zettel, Property Owner | 2771 S TAYLOR AV Ald. District 14 |
| | | Request to continue occupying a portion of the premises as a personal service facility | |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | | |
| 5 | BZZA-17-00216 Special Use | SOS Center Inc, Property Owner | 4620 W NORTH AV Ald. District 15 |
| | | Request to continue occupying the premises as a social service facility | |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of Staff. | |
| | Vote: | | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|--|
| 6 | BZZA-17-00171 Special Use | Schnell Price, Lessee | 4801 W NORTH AV Ald. District 15 |
| | | Request to increase the number of students from 32 for grade K4 to 80 for grades K4 through 2nd, and increase the hours of operation from 9:00 a.m. - 3:30 p.m. Monday - Friday to 7:00 a.m. - 5:30 p.m. Monday - Friday, and to continue occupying the premises as a day care center for 151 children per shift infant through 14 years of age, operating Monday - Sunday 7:00 a.m. - 6:00 p.m. | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 the Board of Zoning Appeals within 60 days of State issuance of the license. |
| | | 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 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 facility does not exceed the capacity established by the State Department of Children and Families. |
| | | 11. | That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. |
| | | 12. | That 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> |
|-----------------|------------------------------|--|--------------------------------------|
| 7 | BZZA-17-00220 Special Use | Francisco Sanchez, Property Owner | 1829 W CENTER ST Ald. District 15 |
| | | Request to occupy the premises as a motor vehicle repair facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie moved to grant the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. | |
| | | 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. | |
| | | 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. | |
| | | 4. That no work on or storage of vehicles occurs in the public right-of-way. | |
| | | 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 all repair work is conducted inside the building. | |
| | | 10. 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. | |
| | | 11. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. | |
| | | 12. That 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> |
|-----------------|------------------------------|--|---|
| 8 | BZZA-17-00233 Special Use | University of Islam, Lessee | 3511 W LISBON AV Ald. District 15 |
| | | Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours, and to continue occupying the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Sunday (this is a new operator) | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. |
| | | 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 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> |
|-----------------|------------------------------|---|--------------------------------------|
| 9 | BZZA-17-00237 Special Use | Cousins Submarines, Inc, Lessee | 4134 W VILLARD AV Ald. District 1 |
| | | Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 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. | |
| | | 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|---|
| 10 | BZZA-17-00231 Special Use | LaCricia Hernes, Lessee | 6342 W FOND DU LAC AV Ald. District 2 |
| | | Request to continue occupying the premises as a day care center for 25 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight | |
| | Action: | Granted | |
| | Motion: | Jewel Currie moved to grant the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | | 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. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|---|
| 11 | BZZA-17-00259 Special Use | Ka Moua, Lessee | 7401 W FOND DU LAC AV Ald. District 2 |
| | | Request to add a light motor vehicle repair and outdoor storage facility and to continue occupying the premises as a ground transportation service | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 install devices on all the gate swings so that the gates may only swing into the property. Such devices must be installed within 30 days. |
| | | 5. | That no work on or storage of vehicles occurs in the public right-of-way. |
| | | 6. | That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on September 5, 2014, 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. |
| | | 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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. |
| | | 11. | That all repair work is conducted inside the building. |
| | | 12. | 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. |
| | | 13. | That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. |
| | | 14. | That this Special Use is granted for a period of three (3) years, commencing with the date hereof. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|--|
| 12 | BZZA-17-00255 Special Use | Amber Lowe, Lessee | 6523 W FOND DU LAC AV Ald. District 2 |
| | | Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and to continue occupying the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Sunday (this is a new operator) | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 applies for a loading zone on West Fond du Lac Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if 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 the Board of Zoning Appeals within 60 days of State issuance of the license. |
| | | 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. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|--|
| 13 | BZZA-17-00246 Special Use | Robert Pyles, Other | 5265 W FOND DU LAC AV Ald. District 2 |
| | | Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on April 5, 2007, 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---------------------------------------|---|------------------------------------|
| 14 | BZZA-17-00217 Dimensional Variance | Spencer Kronz, Property Owner | 1726 E NORTH AV Ald. District 3 |
| | | Request to erect a freestanding sign that exceeds the maximum allowed height and does not include a monument base | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 sign base is wholly on private property. Note: Per City of Milwaukee records the property line is located 20 feet behind the face of the curb. | |
| | | 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 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> |
|-----------------|------------------------------|---|---------------------------------------|
| 15 | BZZA-17-00243 Special Use | Milwaukee County Historical Society, Lessee | 275 W WISCONSIN AV Ald. District 4 |
| | | Request to occupy a portion of the premises as a cultural institution | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 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-17-00221 Special Use | Milwaukee School of Engineering, Property Owner | 820 N MILWAUKEE ST Ald. District 4 |
| | | Request to continue occupying the premises as a college | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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> |
|-----------------|------------------------------|--|---------------------------------------|
| 17 | BZZA-17-00238 Special Use | Richard Chao Vang, Lessee | 11010 W HAMPTON AV Ald. District 5 |
| | | Request to occupy a portion of the premises as a community center | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group to create a landscape plan for the parking lot along the street frontage. The petitioner must then submit a landscape plan to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits. The landscape plan may require the removal of a portion of the paved surface to create a planting strip. | |
| | | 5. That any fence gates be constructed so that the fence can not swing open into the public right-of-way. Alterations to any fence gates, if necessary, must be made within 30 days. | |
| | | 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 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> |
|-----------------|------------------------------|---|--|
| 18 | BZZA-17-00232 Special Use | California Pacific Wisconsin Properties, LLC, Prospective Buyer | 2826 N MARTIN L KING JR DR Ald. District 6 |
| | | Request to continue occupying the premises as a permitted general retail establishment with a drive-through facility (this is a new operator) | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 does not have outdoor storage or display of products or merchandise. |
| | | 9. | 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. |
| | | 10. | 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> |
|-----------------|------------------------------|---|------------------------------------|
| 19 | BZZA-17-00284 Special Use | Shecar Sunstance Abuse/Mentak Health Outpatient Services, LLC, Lessee | 2821 N 4TH ST Ald. District 6 |
| | | Request to continue occupying a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|------------------------------------|
| 20 | BZZA-17-00289 Special Use | Project R.E.T.U.R.N., Inc., Lessee | 2821 N 4TH ST Ald. District 6 |
| | | Request to occupy a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|------------------------------------|
| 21 | BZZA-17-00288 Special Use | Milwaukee Community Business Collaborative, Inc., Lessee | 2821 N 4TH ST Ald. District 6 |
| | | Request to occupy a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|------------------------------------|
| 22 | BZZA-17-00285 Special Use | Fokus Family Services, LLC, Lessee | 2821 N 4TH ST Ald. District 6 |
| | | Request to continue occupying a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|------------------------------------|
| 23 | BZZA-17-00286 Special Use | Alma Center, Inc., Lessee | 2821 N 4TH ST Ald. District 6 |
| | | Request to occupy a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|------------------------------------|
| 24 | BZZA-17-00283 Special Use | Power of Change, Lessee | 2821 N 4TH ST Ald. District 6 |
| | | Request to continue occupying a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|------------------------------------|
| 25 | BZZA-17-00287 Special Use | M&S Clinical Services, Inc., Lessee | 2821 N 4TH ST Ald. District 6 |
| | | Request to continue occupying a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---------------------------------------|---|------------------------------------|
| 26 | BZZA-17-00262 Dimensional Variance | Malaika Early Learning Center, Property Owner | 3202 N 2ND ST Ald. District 6 |
| | | Request to allow a vinyl fence with a coated wire chain link gate | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 storage of auto parts, tires, nuisance vehicles or other junk and debris. | |
| | | 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 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 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> |
|-----------------|------------------------------|--|---------------------------------------|
| 27 | BZZA-17-00253 Special Use | Goodwill Industries of Southeastern Wisconsin, Inc., Lessee | 3903 N RICHARDS ST Ald. District 6 |
| | | Request to continue occupying the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 time commencing with the date hereof, and expiring on September 15, 2025. | |
| 28 | BZZA-17-00261 Special Use | HeartLove Place Inc., Lessee | 1927 N 4TH 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 an interested party. | |
| | Vote: | | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|---------------------------------------|--|---|
| 29 | BZZA-17-00234 Special Use Variance | RedLine Milwaukee, Inc., Lessee | 1422 N 4TH ST Ald. District 6 |
| | | Request to continue occupying the premises as a personal instruction school and cultural institution | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 and Use Variance are granted for a period of five (5) years, commencing with the date hereof. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|---|
| 30 | BZZA-17-00256 Special Use | Shantrel Palmer, Lessee | 3812 W BURLEIGH ST Ald. District 7 |
| | | Request to increase the hours of operation from Monday - Saturday 6:00 a.m. - midnight to 24 hours Monday - Sunday, and to continue occupying the premises as a day care center for 100 children per shift infant through 12 years of age | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 applies for a loading zone on West Burleigh Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if 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 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. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|--------------------------------------|
| 31 | BZZA-17-00226 Special Use | S.M.I.L.E. Inc., Lessee | 4222 W CAPITOL DR Ald. District 7 |
| | | Request to expand the previously approved social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 time commencing with the date hereof, and expiring on January 25, 2020. | |
| 32 | BZZA-17-00225 Special Use | Luis Mercado, Lessee | 3813 N 35TH ST Ald. District 7 |
| | | Request to continue occupying the premises as a motor vehicle repair facility | |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | | |
| 33 | BZZA-17-00224 Special Use | Luis Mercado, Lessee | 3801 N 35TH ST Ald. District 7 |
| | | Request to continue occupying the premises as a motor vehicle repair facility and body shop | |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|--------------------------------------|
| 34 | BZZA-17-00190 Special Use | Edwin Valentin, Lessee | 2912 W BURNHAM ST Ald. District 8 |
| | | Request to occupy a portion of the premises as a car wash | |
| | Action: | Granted | |
| | Motion: | Jewel Currie moved to grant the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. | |
| | | 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. | |
| | | 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. | |
| | | 4. That no work on or storage of vehicles occurs in the public right-of-way. | |
| | | 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 all car wash activity is conducted inside of the building. | |
| | | 10. That all wastewater is contained on site. | |
| | | 11. That landscaping and screening in accordance to the plan submitted to the Board on June 22, 2017 is installed by October 1, 2017 and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. | |
| | | 12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 8, 2022. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|-------------------------------|---|--|
| 35 | BZZA-17-00227 Use Variance | Graciela Hernandez, | 3911 W GREENFIELD AV Ald. District 8 |
| | | Request to continue occupying the premises as a general retail establishment (this is a new operator) | |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of an interested party. | |
| | Vote: | | |
| 36 | BZZA-17-00241 Special Use | Resurrection Consulting Services, Inc., Lessee | 6032 W LISBON AV Ald. District 10 |
| | | Request to occupy a portion of the premises as a social service facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 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> |
|-----------------|---------------------------------------|---|---|
| 37 | BZZA-17-00235 Dimensional Variance | Mt. Calvary Evangelical Lutheran Church, Property Owner | 2846 N 53RD ST Ald. District 10 |
| | | Request to continue to allow a building that does not meet the minimum required rear or side setbacks, and exceeds the maximum allowed lot coverage | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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 to run with the land. |
| 38 | BZZA-17-00257 Use Variance | Verizon Wireless Personal Communications, LP, Lessee | 5600 W OKLAHOMA AV Ald. District 11 |
| | | Request to erect a new transmission tower (replacing the existing tower) that exceeds the maximum allowed height | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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> |
|-----------------|------------------------------|---|------------------------------------|
| 39 | BZZA-17-00230 Special Use | Scrub First Street LLC, Property Owner | 1635 S 1ST ST Ald. District |
| | | Request to construct an addition to the existing car wash | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 landscaping and screening in accordance to the plan submitted to the Board on July 14, 2017 is installed within 60 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. | |
| | | 5. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, closure of the public alley to facilitate work on the building addition. 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. | |
| | | 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 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> |
|-----------------|---------------------------------------|---|--|
| 40 | BZZA-17-00263 Dimensional Variance | Milwaukee Fire Department, Property Owner | 100 W VIRGINIA ST Ald. District 12 |
| | | Request to construct a building that does not meet the minimum required building height (required 30 ft. / proposed 25 ft.) | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 this Variance is granted to run with the land. |
| 41 | BZZA-17-00236 Dimensional Variance | Miguel Perez, Property Owner | 1235 S 6TH ST Ald. District 12 |
| | | Request to continue to allow parking of a vehicle in excess of 22 feet in length on the premises | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. |
| | | 5. | That no prohibited signage be displayed at the location per code section 295-407-9. |
| | | 6. | That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. |
| | | 7. | That the landscaping that screens the parking area from the alley and W. Madison St is maintained. |
| | | 8. | 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> |
|-----------------|------------------------------|---|---|
| 42 | BZZA-17-00183 Special Use | Aziza Daher, Property Owner | 1209 W LAYTON AV Ald. District 13 |
| | | Request to continue occupying the premises as a day care center for 60 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:30 p.m (this is a new operator) | |
| | Action: | Granted | |
| | Motion: | Jewel Currie 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 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. |
| | | 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. |
| | | 9. | That no prohibited signage be displayed at the location per code section 295-407-9. |
| | | 10. | That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. |
| | | 11. | That the facility does not exceed the capacity established by the State Department of Children and Families. |
| | | 12. | That this Special Use is granted for a period of five (5) years, commencing with the date hereof. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|--|
| 43 | BZZA-16-00510 Special Use | ORP Real Estate Holdings LLC, Property Owner | 2801 W WISCONSIN AV Ald. District 4 |
| | | Request to occupy the premises as a residential care facility for 50 occupants | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved to grant the appeal. Seconded by Erik Richardson. | |
| | Vote: | 3 Ayes, 1 Nays, 0 Abstained. | |
| | | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the circular drive on West Wisconsin Avenue be closed. The two driveway approaches serving the circular driveway must be closed by December 31, 2018. The applicant may choose to have these driveway approaches closed as part of the planned reconstruction of West Wisconsin Avenue, which is scheduled to occur in 2018, or may have its own contractor do the work. Should the applicant choose to hire its own contractor, then that contractor must contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approaches. 9. That the unused driveway located on North 28th Street, adjacent to the proposed gym expansion, 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. 10. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, excavation for the fence columns and occupancy of the sidewalk or any part of the public right-of-way during the building construction or renovation work. 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. 11. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the gate swing and fence columns to project into the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454. 12. That the applicant applies for a loading zone on North 28th Street for the drop off zone shown on the plans within thirty (30) days. Please contact Mr. Joe Halvorson at 414-286-8677 to apply for or to renew, if necessary, the loading zone. 13. Common Council approval of the alley vacation for consistency with the site plan as submitted 14. Submittal of a landscape plan that includes base planting along the perimeter of the building and adding green space consistent with the number of proposed residents for urban agriculture uses. 15. Submittal of building elevations. Specifically confirm that clear glazing is utilized on the first floor of the Wisconsin Avenue building façade and confirm that the front entrance is accessible to the users and not a security door. 16. That all youth in the program must have a diagnosed disability and that no youth in the program be in the Delinquent/Corrections category. 17. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|--|--|-------------------------------------|
| 44 | BZZA-17-00274 Dimensional Variance, Special Use | Ryan Konicek, Prospective Buyer | 2123 S LENOX ST Ald. District 14 |
| | | Request to construct four single-family dwellings that exceed the maximum number of principal structures and number of dwelling units allowed, one of which does not meet the minimum required front setback, three of which exceed the maximum allowed front setback, one of which does not meet the minimum required side street setback, and one of which exceeds the maximum allowed side street setback | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. | |
| | | 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. | |
| | | 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. | |
| | | 4. That the certified survey map that splits this parcel is approved by the Common Council. | |
| | | 5. That the zoning change from IO2 to RT4 is approved by the Common Council | |
| | | 6. That the premises is developed in accordance to the elevation plan and site plan submitted to the Board on July 24, 2017. | |
| | | 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. | |
| | | 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 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> |
|-----------------|--|--|-------------------------------------|
| 45 | BZZA-17-00179 Dimensional Variance, Special Use | U.S. Cellular Operating Company LLC, Lessee | 4321 W NORTH AV Ald. District 15 |
| | | Request to construct a transmission tower that exceeds the maximum permitted height and without 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 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 premises is landscaped and screened in accordance to the landscape plan submitted to the Board on June 16, 2017 | |
| | | 9. That the petitioner submit a written statement to the Board indicating that the tower will be accommodate at least 2 reception/ transmission systems. | |
| | | 10. That the petitioner submit a written statement to the Board indicating that the owner or developer will, on a nondiscriminatory basis, make the space provided for multiple reception/transmission systems available to other tower users. | |
| | | 11. 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> |
|-----------------|------------------------------|---|--|
| 46 | BZZA-17-00247 Special Use | Clarissa Jackson, Lessee | 5249 N 35TH ST Ald. District 1 |
| | | Request to increase the days of operation from Monday - Friday to Monday - Sunday and to continue occupying the premises as a day care center for 60 children per shift infant through 12 years of age, operating 6:00 a.m. - 11:00 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. |
| | | 9. | That signage must meet the signage standards of s.295-605 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 three (3) years, commencing with the date hereof. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|--|--|--------------------------------------|
| 47 | BZZA-17-00229 Dimensional Variance, Special Use | Carface LLC, Lessee | 5206 N HOPKINS ST Ald. District 1 |
| | | Request to occupy the premises as a motor vehicle sales facility without the minimum required landscaping | |
| | Action: | Granted | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 7. That all incidental repair work is conducted inside the building. 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 property not be used as a Light Motor Vehicle Repair Facility unless approved as a special use by the Board of Zoning Appeals and an occupancy certificate for such use is obtained. 10. That the property not be used as a Light Motor Vehicle Outdoor storage facility unless approved as a special use by the Board of Zoning Appeals and an occupancy certificate for such use is obtained. 11. That the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales. 12. That the petitioner complete the final repair item #11 on Order 11192801 issued 11/13/2014. Replace broken window –West Side. 13. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 14. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 15. That landscaping and screening in accordance to the plan approved by the Department of City Development on September 14 1993 or in accordance with any other 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. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. 16. That no sales vehicles are displayed in the public right-of-way. 17. That no work on or storage of vehicles occurs in the public right-of-way. 18. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|--|
| 48 | BZZA-17-00159 Special Use | Matt Sisson, Prospective Buyer | 2021 W SILVER SPRING DR Ald. District 1 |
| | | Request to construct a building and occupy the premises as a car wash | |
| | 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. | |
| | | 5. That landscaping and screening in accordance to the plan submitted to the Board on June 15, 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. | |
| | | 6. That the hours of operation are between 6:00 a.m. - 9:00 p.m. | |
| | | 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 all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1. | |
| | | 11. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. | |
| | | 12. That 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> |
|-----------------|------------------------------|---|--|
| 49 | BZZA-17-00184 Special Use | Hilmi Shouobash, Property Owner | 5201 W SILVER SPRING DR Ald. District 1 |
| | | Request to occupy the premises as a fast-food/carry-out restaurant | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Doyle Abstained. | |
| | | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. | |
| | | 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. | |
| | | 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. | |
| | | 4. That a revised landscape plan for the parking lot and for the building frontage along W. Silver Spring Dr is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The plan must also include an identifiable pedestrian walkway linking the building's west entrance to the sidewalk along W. Silver Spring Dr. The walkway must be paved with non-asphalt materials. | |
| | | 5. That landscaping and screening in accordance a landscape plan that has been approved by the Zoning Administrative Group 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. | |
| | | 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |
| 50 | BZZA-17-00181 Special Use | Select Auto Parts and Sales Inc, Lessee | 2500 W CORNELL ST Ald. District 1 |
| | | Request to add light motor vehicles sales to the Board-approved indoor salvage operation and light motor vehicle repair facility | |
| | Action: | Adjourned | |
| | Motion: | Henry Szymanski moved to adjourn 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> |
|-----------------|--|---|------------------------------------|
| 51 | BZZA-17-00210 Dimensional Variance | Donald Harmon, Property Owner | 5959 N 76TH ST Ald. District 2 |
| | | Request to erect a freestanding sign that exceeds the maximum allowed height (allowed 14 ft., proposed 19 ft.) | |
| | 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 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 Variance is granted to run with the land. | |
| 52 | BZAP-17-00003 Appeal of Determination | The Friendship Circle, Inc., Lessee | 3109 N LAKE DR Ald. District 3 |
| | | Request to appeal a determination by the Development Center that the proposed use is a catering service | |
| | Action: | Upheld | |
| | Motion: | Henry Szymanski moved to uphold the appeal of the determination. 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> |
|-----------------|------------------------------|--|---------------------------------------|
| 53 | BZZA-17-00297 Special Use | Cedar Square, LLC, Property Owner | 1414 W Kilbourn AV Ald. District 4 |
| | | Request to occupy the premises as a sorority house for 24 occupants | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved grant the appeal. Seconded by Jewel Currie. | |
| | Vote: | 3 Ayes, 0 Nays, 1 H. Szymanski 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 bicycle parking be provided for residents. | |
| | | 8. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, excavation for the building foundation; closure of any portion of the right-of-way to facilitate construction or for material storage; and construction of new sidewalk pavement. 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. | |
| | | 9. That this Special Use is granted for a period of fifteen (15) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|------------------------------------|
| 54 | BZZA-17-00172 Special Use | Isaac McCovery, Lessee | 4735 N 76TH ST Ald. District 5 |
| | | Request to continue occupying the premises as a light motor vehicle sales facility, repair facility and car wash | |
| | Action: | Granted | |
| | Motion: | Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg. | |
| | Vote: | 3 Ayes, 0 Nays, 1 H. Szymanski 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 conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. | |
| | | 5. That all car wash activity is conducted inside of the building. | |
| | | 6. That all wastewater is contained on site. | |
| | | 7. That no more than 4 vehicles are parked in front of the building. | |
| | | 8. That no work on or storage of vehicles occurs in the public right-of-way. | |
| | | 9. That no sales vehicles are displayed in the public right-of-way. | |
| | | 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. | |
| | | 13. That all repair work is conducted inside the building. | |
| | | 14. 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. | |
| | | 15. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. | |
| | | 16. 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> |
|-----------------|------------------------------|--|---------------------------------------|
| 55 | BZZA-17-00242 Special Use | Jamie Underwood, Lessee | 7704 W APPLETON AV Ald. District 5 |
| | | Request to occupy the premises as a motor vehicle repair facility and car wash | |
| | Action: | Granted | |
| | Motion: | Jennifer Current moved to grant the appeal. Seconded by Jewel Currie. | |
| | Vote: | 3 Ayes, 0 Nays, 1 H. Szymanski 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 Department of City Development on May 18, 1993, 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 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 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 all repair work is conducted inside the building. | |
| | | 11. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. | |
| | | 12. 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. | |
| | | 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 three (3) years, commencing with the date hereof. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|--|--|
| 56 | BZZA-17-00139 Special Use | Anita Robertson, Lessee | 1809 W ATKINSON AV Ald. District 6 |
| | | Request to occupy a portion of the premises as a day care center for 40 children per shift ages 4 - 12 years of age, operating Monday - Friday 6:30 am - 6:30 pm | |
| | Action: | Granted | |
| | Motion: | Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg. | |
| | Vote: | 3 Ayes, 0 Nays, 1 H. Szymanski 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 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 three (3) years, commencing with the date hereof. |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|--|---|-------------------------------------|
| 57 | BZZA-17-00186 Dimensional Variance, Special Use | Ron Hagen, Lessee | 4200 N HOLTON ST Ald. District 6 |
| | | Request to occupy a portion of the premises as a light and heavy motor vehicle outdoor storage that does not meet the minimum required landscaping | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current. | |
| | Vote: | 3 Ayes, 0 Nays, 1 H. Szymanski 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 landscape plan submitted to the Department of City Development on July 19, 2017 is revised to provide additional information about the plant material to be used. The revised plan should be submitted to the Board for review and approval by the Zoning Administration Group. | |
| | | 5. That landscaping and screening in accordance a landscape plan that has been approved by the Zoning Administrative Group 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. | |
| | | 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. | |
| | | 11. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. | |
| | | 12. That no work on or storage of vehicles occurs in the public right-of-way. | |
| | | 13. That no signage is placed or hung 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. | |
| | | 15. 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> |
|-----------------|---------------------------------------|--|---------------------------------------|
| 58 | BZZA-17-00170 Special Use | Imad Hammad, Property Owner | 415 E CENTER ST Ald. District 6 |
| | | Request to occupy a portion of the premises as a motor vehicle sales facility | |
| | Action: | Adjourned | |
| | Motion: | Jewel Currie moved to adjourn the appeal. Seconded by Jennifer Current. | |
| | Vote: | 3 Ayes, 0 Nays, 1 H. Szymanski Abstained. | |
| 59 | BZZA-17-00250 Dimensional Variance | Earnest Bridges, Lessee | 3002 W BURLEIGH ST Ald. District 7 |
| | | Request to occupy the premises as a permitted light motor vehicle outdoor storage facility without the minimum required landscaping to the Board-approved car wash | |
| | Action: | Adjourned | |
| | Motion: | Eric Lowenberg moved to adjourn the appeal. Seconded by Erik Richardson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski Abstained. | |
| 60 | BZZA-17-00245 Dimensional Variance | Strong Blocks Milwaukee II, LLC, Property Owner | 4813 W MEDFORD AV Ald. District 7 |
| | | Request to allow a parking space in the front yard | |
| | Action: | Adjourned | |
| | Motion: | Erik Richardson moved to adjourn the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski Abstained. | |
| 61 | BZZA-17-00167 Special Use Variance | Damaris Payano, Property Owner | 1901 S 26TH ST Ald. District 8 |
| | | Request to occupy a portion of the premises as a currency exchange, payday loan or title loan agency and a general office | |
| | Action: | Adjourned | |
| | Motion: | Eric Lowenberg moved to adjourn the appeal. Seconded by Jennifer Current. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski Abstained. | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|-------------------------------|---|---|
| 62 | BZZA-17-00223 Use Variance | Menard, Inc., Prospective Buyer | 8120 W BROWN DEER RD Ald. District 9 |
| | | Request to occupy the premises as a self-service storage facility | |
| | Action: | Granted | |
| | Motion: | Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski 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 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 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> |
|-----------------|------------------------------|---|--|
| 63 | BZZA-17-00182 Special Use | Martina McCloud, Property Owner | 5330 W LISBON AV Ald. District 10 |
| | | Request to occupy the premises as a daycare center for 65 children infant - 12 years of age, Monday - Friday 6 am - midnight, an adult daycare center and an elementary school for 60 children, grades K3 - 5th operating Monday - Friday 7am - 3:30 pm | |
| | Action: | Granted | |
| | Motion: | Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski 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 facility does not exceed the capacity established by the State Department of Children and Families. |
| | | 11. | That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. |
| | | 12. | That 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> |
|-----------------|------------------------------|--|---|
| 64 | BZZA-17-00251 Special Use | Bright Minds Family Child Care, LLC, Prospective Buyer | 3125 S 53RD ST Ald. District 11 |
| | | 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 50 children per shift infant through 12 years of age, operating Monday - Friday 6:30 a.m. - 8:00 p.m. and Saturday - Sunday 8:00 a.m. - 6:00 p.m. (this is a new operator) | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved to grant the appeal. Seconded by Eric Richardson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski 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 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> |
|-----------------|---------------------------------------|--|---------------------------------------|
| 65 | BZZA-17-00218 Special Use | Valdemar Escobar, Property Owner | 2239 S 13TH ST Ald. District 12 |
| | | Request to occupy the premises as an indoor storage facility | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved to grant the appeal. Seconded by Eric Richardson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski 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 he premises is developed in accordance with the facade & elevation plans submitted to the Board on July 24, 2017. | |
| | | 5. That no materials are stored outdoors. | |
| | | 6. That public sidewalks are not blocked at anytime. | |
| | | 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. | |
| | | 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 five (5) years, commencing with the date hereof. | |
| 66 | BZZA-17-00260 Dimensional Variance | Filipe Martinez, Property Owner | 815 W NATIONAL AV Ald. District 12 |
| | | Request to erect a sign that does not meet the minimum required clearance between the grade and the bottom of the sign | |
| | Action: | Adjourned | |
| | Motion: | This matter was adjourned at the request of Staff. | |
| | Vote: | | |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
|-----------------|------------------------------|---|-------------------------------------|
| 67 | BZZA-17-00258 Special Use | Debbie Coops LLC, Property Owner | 1500 W SCOTT ST Ald. District 12 |
| | | Request to occupy the premises as a tavern | |
| | Action: | Granted | |
| | Motion: | Jennifer Current moved to grant the appeal. Seconded by Eric Lowenberg. | |
| | Vote: | 4 Ayes, 0 Nays, 1 Henry Szymanski 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 obtain all required City and State licenses relative to Light Motor Vehicle sales. | |
| | | 8. That the petitioner obtain all required City and licenses relative to the tavern occupancy described in the submitted plan of operation. | |
| | | 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 cars on not parked over the public sidewalk on West Scott Street at the parking area. | |
| | | 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> |
|-----------------|------------------------------|--|------------------------------------|
| 68 | BZZA-17-00193 Special Use | Sixteenth Street Community Health Center, Prospective Buyer | 4570 S 27TH ST Ald. District 13 |
| | | Request to occupy the premises as a health clinic | |
| | Action: | Granted | |
| | Motion: | Eric Lowenberg moved to grant the appeal. Seconded by Eric Richardson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 H. Szymanski 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 within 60 days of Board approval of the special use the petitioner must meet with the Zoning Administration Group staff to evaluate the feasibility of creating a plan that Integrates green space and sustainability standards on the site as recommended by the City's S. 27th St Strategic Action Plan. The Zoning Administration Group staff may require that a landscape plan that increases the amount of ilandscaping on the parcel be created and implemented. | |
| | | 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 three (3) years, commencing with the date hereof. | |

Other Business:

Board member Jennifer Current moved to approve the minutes of the June 29, 2017 meeting. Seconded by Board member Jewel Currie. Unanimously approved.

The Board set the next meeting for September 14, 2017.

Board member Eric Lowenberg moved to adjourn the meeting at 8:35 p.m. Seconded by Board member Erik Richardson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board