

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - March 09, 2017
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairwoman: Catherine M. Doyle (*voting on items 1 – 33, 35 – 36*)
Vice Chairman: Henry Szymanski (*voting on items 1 – 41*)
Members: Jewel Currie (*voting on items 1 – 41*)
Jennifer Current (*voting on items 1 – 41*)
Eric Lowenberg (*voting on items 1 – 41*)

Alt. Board Members: Karen D. Dardy (*voting on items 34, 37 – 41*)
Erik Richardson (*excused*)

START TIME: 2:03 p.m.

END TIME: 5:18 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-17-00006 Dimensional Variance	St. Matthew Church, Inc., Property Owner	2953 N 8TH ST Ald. District 6
		Request to construct a religious assembly hall that does not meet the minimum required bicycle parking spaces	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
2	BZZA-16-00402 Special Use	2727 Properties LLP, Property Owner	2727 W CLEVELAND AV Ald. District 8
		Request to continue occupying the premises as a principal use parking lot (this is a new operator)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-17-00018 Special Use	Jay and Cee Holdings, LLC, Property Owner	6610 W LISBON AV Ald. District 10
		Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	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 a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		13.	That the applicant maintains the loading zone on North 66th Street. Please contact Mr. Joe Halvorson at 414-286-8677 to renew, if necessary, the loading zone.
		14.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	BZZA-16-00531 Special Use	Willie Davis, Lessee	2700 N 54TH ST Ald. District 10
		Request to occupy a portion of the premises as a day care center for 30 children per shift, infant - 12 years of age, 5 am to 12 am midnight, Monday - Sunday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	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.
		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>
5	BZZA-17-00038 Special Use	Ziat Nwilati, Property Owner	1535 W BECHER ST Ald. District 12
		Request to continue occupying the premises as a principle use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That all landscaping shown on the approved landscape plan dated 07/11/2011 be installed by June 1st, 2017 as cited on Order #11832481 issued 11/23/2015.	
		8. 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.	
		9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	BZZA-17-00034 Dimensional Variance	David Church, Prospective Buyer	300 W LAYTON AV Ald. District 13
		Request to construct and occupy the premises as a sit-down restaurant that exceeds the maximum amount of allowed parking spaces and does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant does not have outdoor storage or display of products or merchandise.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That 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 these Dimensional 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>
7	BZZA-17-00021 Special Use	Mohammed Alawneh, Property Owner	2420 S 6TH ST Ald. District 14
		Request to continue occupying a portion of the premises as a general retail establishment	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		9. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		10. That delivery vehicles do not block the cross walk on South 6th Street at any time.	
		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>
8	BZZA-17-00015 Special Use	Balwinder Singh, Property Owner	2101 N 38TH ST Ald. District 15
		Request to continue occupying the premises as a general retail establishment	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. 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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		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>
9	BZZA-16-00445 Special Use	Kalim Beg, Property Owner	2624 W LISBON AV Ald. District 15
		Request to construct an addition and to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. 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 does not have outdoor storage or display of products or merchandise.	
		7. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.	
		8. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		10. That 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 a revised site and landscape plan that meets City code is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan should include an identifiable pedestrian link connecting the building to the W. Lisbon Ave & N. 27th St frontages. The plan should also include additional plant material in the planting strips located along the street frontages.	
		12. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-17-00016 Special Use	Silver & North M. Sajan I LLC, Property Owner	2242 N 12TH ST Ald. District 15
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. 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 does not have outdoor storage or display of products or merchandise.	
		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 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.	
		9. That all landscaping shown on the approved landscape plan dated 04/26/1991 be installed by June 1st, 2017 as cited on litigated Order #12241951 issued 08/24/2016.	
		10. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		11. 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.	
		12. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		13. 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.	
		14. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-17-00075 Dimensional Variance	Milwaukee Habitat for Humanity, Property Owner	2203 N 42ND ST Ald. District 15
		Request to construct a garage that does not meet the minimum side street setback (required 11 ft. / proposed 2 ft.)	
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of an interested party.	
	Vote:		
12	BZZA-17-00010 Dimensional Variance	Mohammad Amir, Property Owner	6001 N 77TH ST Ald. District 2
		Request to construct an addition to the permitted indoor wholesale and distribution facility that does not meet the minimum required residential buffer (addition occurring on the 7740 W. Florist St. parcel)	
	Action:	Adjourned	
	Motion:	This item has been 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>
13	BZZA-17-00008 Special Use	Thomas Smith, Lessee	6623 W MILL RD Ald. District 2
		Request to continue occupying a portion of the premises as an adult day care center for 50 occupants operating Monday - Friday 8:00 a.m. - 3:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-17-00035 Dimensional Variance	Gordon Goggin, Lessee	1652 N WATER ST Ald. District 3
		Request to occupy the premises as a sit-down restaurant that does not meet the minimum required height, street frontage and window glazing	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the petitioner agrees to work with the Zoning Administration Group on final resolution of design issues including, but not limited to, site plans, street edge plan and signage plans. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval prior to the issuance of any permits.
		9.	That the applicant close that portion of the existing driveway approach that will be in front of the new patio area.
		10.	That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North Water Street to serve the dumpster enclosure. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		11.	That these Dimensional 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-17-00023 Special Use	Amanda Davis, Lessee	3030 W HIGHLAND BL Ald. District 4
		Request to increase the number of children from 57 to 92 per shift, and continue occupying the premises as a day care center for children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		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 for the expanded number of children to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-17-00020 Special Use	Jocelyn Hall, Lessee	8430 W CAPITOL DR Ald. District 5
		Request to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	
17	BZZA-17-00025 Special Use	Community Center For Milwaukee, Inc., Property Owner	3750 N 92ND ST Ald. District 5
		Request to continue occupying the premises as a religious assembly hall and community center	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. 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 these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-16-00447 Special Use	Kalim Beg, Property Owner	232 W LOCUST ST Ald. District 6
		Request to construct an addition to the Board approved motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. 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.	
		5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		7. That a revised site and landscape plan that meets City code is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan should include an identifiable pedestrian link connecting the building to the W. Locust St & N. Dr. Martin Luther King Dr. frontages. The plan should also include additional plant material in the planting strips located along the street frontages	
		8. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		9. That the applicant does not have outdoor storage or display of products or merchandise.	
		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 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.	
		13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-17-00030 Special Use	Fabulous Adventures Child Care Center LLC, Lessee	4434 W CAPITOL DR Ald. District 7
		Request to increase the number of children from 48 to 50 per shift, and continue occupying the premises as a 24hrs. day care center for children infant to 12 yrs. of age, operating Monday - Sunday (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	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.
		13.	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.
		14.	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>
20	BZZA-17-00011 Special Use	D&J Real Estate Holdings, LLC, Property Owner	3109 W BURNHAM ST Ald. District 8
		Request to continue occupying the premises as a day care center for 65 children infant to 12yrs of age, operating 6:00 am-6:00 pm Monday - Friday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the 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.
		9.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		10.	That 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 the applicant maintains a loading zone on West Burnham Street. Please contact Mr. Joe Halvorson at 414-286-8677 to renew, if necessary, the loading zone.
		12.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-16-00276 Dimensional Variance	Ramon Morales, Property Owner	1309 W SCOTT ST Ald. District 12
		Request to allow parking in the front yard	
	Action:	Approved	
	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. The applicant take all steps necessary to prevent excessive fumes, engine noise or amplified sound emanating from vehicles on the property.	
		5. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		6. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		7. That the parking slab is developed in accordance to the plan submitted to the Board on February 23, 2017.	
		8. That parking on the slab is limited to a maximum of 2 vehicles.	
		9. That the plan submitted by the applicant on February 23, 2017 is approved.	
		10. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on West Scott Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		11. That this Dimensional Variance is granted to run with the land.	
22	BZZA-17-00033 Special Use	Uishal Lal, Property Owner	5007 S HOWELL AV Ald. District 13
		Request to occupy a portion of the premises as a medical service facility	
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the applicant.	
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-17-00019 Dimensional Variance, Special Use	Jorge Alvarez, Prospective Buyer	1500 W OKLAHOMA AV Ald. District 13
		Request to occupy the premises as a light motor vehicle storage facility that does not meet the minimum required landscaping	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
24	BZZA-17-00013 Special Use	Chakoia Morehouse-Hardin, Property Owner	2014 N 28TH ST Ald. District 15
		Request to occupy the premises as a 24 hour family day care home for 8 children, infant through 12 years of age, operating Monday - Sunday	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-16-00434 Special Use	Rauneet Liquor Inc., Property Owner	2812 W FOND DU LAC AV Ald. District 15
		Request to occupy the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant does not have outdoor storage or display of products or merchandise.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That 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 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.	
		9. That the premises is developed in accordance with the elevation plan and the site/ landscape plan submitted to the board on February 23, 2017.	
		10. That landscaping and screening in accordance to the plan submitted to the Board on February 23, 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.	
		11. That the parcels located at 2812 W. Fond du Lac Ave and 2816 W. Fond du Lac Ave are combined by an approved certified survey map or other means to legally allow this establishment to operate as one property.	
		12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		13. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		14. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		15. That the driveway approaches are modified or removed and replaced as necessary to reflect the plan submitted February 23, 2017. Such modifications may require removal of a street tree and relocation of street light poles, neither of which are shown on the aforementioned site plan. Costs of any modifications of any city-owned facilities will be the responsibility of the applicant.	
		16. That a Department of Public Works (DPW) permit is obtained to modify or to remove and replace driveway approaches on West Fond du Lac Avenue and North 28th Street as necessary to reflect the site plan dated February 23, 2017. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		17. That the unused driveway located on North 28th Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach. The unused driveway is the northernmost driveway approach of the three located on North 28th Street.	
		18. 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-17-00017 Special Use	Kanwar Singh, Property Owner	2816 W FOND DU LAC AV Ald. District 15
		Request to occupy the premises as a motor vehicle filling station (operating in conjunction with 2812 W. Fond Du Lac Av.)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant does not have outdoor storage or display of products or merchandise.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That 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 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.
		9.	That the premises is developed in accordance with the elevation plan and the site/ landscape plan submitted to the board on February 23, 2017.
		10.	That landscaping and screening in accordance to the plan submitted to the Board on February 23, 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.
		11.	That the parcels located at 2812 W. Fond du Lac Ave and 2816 W. Fond du Lac Ave are combined by an approved certified survey map or other means to legally allow this establishment to operate as one property.
		12.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		13.	That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.
		14.	That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.
		15.	That a Special Privilege amendment be obtained from the City of Milwaukee Common Council to allow the new section of ramp and platform to occupy 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.
		16.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of the new portion of ramp and platform. 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.
		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>
27	BZZA-17-00009 Use Variance	Right Step, Inc., Prospective Buyer	4040 N 34TH ST Ald. District 1
		Request to occupy the premises as a secondary school for 200 students grades 5 - 12, operating 8:15 am - 3:45 pm Monday through Friday	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That no prohibited signage be displayed at the location per code section 295-407-9.
		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 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 warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. Contact Mr. Joe Halvorson at 414-286-8677 to make arrangements for the design and installation of the required signage within sixty (60) days.
		9.	That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-16-00515 Special Use	Dennis Kuester, Property Owner	2328 W CAPITOL DR Ald. District 1
		Request to add an outdoor storage facility and continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jewel Currie moved grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no prohibited signage be displayed at the location per code section 295-407-9.	
		5. That 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-17-00001 Special Use	Donte Wilder, Lessee	3101 W CAMERON AV Ald. District 1
		Request to occupy a portion of the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no prohibited signage be displayed at the location per code section 295-407-9.	
		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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 applicant does not have outdoor storage or display of vehicles.	
		9. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		10. That all sales vehicles are parked inside the building.	
		11. That no sales vehicles are displayed in the public right-of-way.	
		12. That no work on or storage of vehicles, vehicle parts, or equipment occurs in the public right-of-way.	
		13. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-16-00527 Dimensional Variance	United States Cellular Operating Company LLC, Lessee	6773 N 91ST ST Ald. District 2
		Request to construct a transmission tower that exceeds the maximum allowed height (proposed 120 ft. / allowed 90 ft.) and does not meet the minimum required set back from the property line (proposed 53 ft. / required 120 ft.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed.
		5.	That this Dimensional Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-17-00039 Special Use	Roots Counseling Services, LLC, Lessee	1681 N PROSPECT AV Ald. District 3
		Request to occupy the premises as a social service facility	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the building is maintained in accordance with national and local historic preservation guidelines.	
		9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-16-00350 Special Use	Wisconsin Avenue Jewelry and Loan LLC, Lessee	715 W WISCONSIN AV Ald. District 4
		Request to add an installment loan agency and to continue occupying the premises as a second-hand sales facility and pawn shop (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	3 Ayes, 2 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant does not have outdoor storage or display of products or merchandise.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		8.	That the 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 signage must meet the signage standards of s.295-705-7 of the Milwaukee Zoning Code.
		10.	That these Special Uses are granted for a period of one (1) year, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	BZZA-17-00031 Dimensional Variance	Plum Moving Media, Property Owner	1418 W ST PAUL AV Ald. District 4
		Request to occupy the premises as a permitted broadcasting or recording studio and a parking lot that does not meet interior parking lot landscaping requirements	
	Action:	Granted	
	Motion:	Henry Szymanski moved grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 C. Doyle Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the 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 a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		9.	That this Dimensional Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-17-00053 Dimensional Variance	Marquette University, Property Owner	721 N 17TH ST Ald. District 4
		Request to construct a permitted dormitory that exceeds the maximum allowed height and does not meet the minimum number of required parking spaces	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski 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 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 a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of the building foundations; closure of any portion of the public right-of-way to facilitate building construction or staging; and placement of a crane. DPW permits 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. 8. That this Dimensional Variance is granted to run with the land. 	
35	BZZA-17-00002 Special Use	The Community Warehouse, Property Owner	324 W NORTH AV Ald. District 6
		Request to occupy the premises as a home improvement center	
	Action:	Adjourned	
	Motion:	This matter has been 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>
36	BZZA-17-00007 Dimensional Variance, Special Use	St. Matthew Church, Inc., Property Owner	2944 N 9TH ST Ald. District 6
		Request to construct a principle use parking lot and an accessory use structure (storage garage) without the minimum required landscaping	
	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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		9. That landscaping and screening in accordance to the plan submitted to the Board on February 28, 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.	
		10. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 9th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		11. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. 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.	
		12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
		13. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-16-00529 Special Use	Verneadia Zollicoffer, Lessee	1654 W HOPKINS ST Ald. District 6
		Request to expand to the second floor and increase the number of children from 35 to 50 per shift, infant - 12 years of age and continue to occupy the premises as a day care center Monday - Friday 6 am - 10 pm and Saturday 6 am - 6 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license that reflects the increase in the number of children to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		13.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 4, 2025.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-17-00012 Special Use	Bonnie Boseman, Property Owner	4760 N 42ND ST Ald. District 7
		Request to occupy the premises as a community living arrangement for 8 occupants	
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman of the District.	
	Vote:		
39	BZZA-16-00496 Special Use	Shannon Bufford, Lessee	3707 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a religious assembly hall	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
41	BZZA-16-00536 Special Use	Ahmed Helal, Lessee	2524 W FOREST HOME AV Ald. District 8
		Request to occupy the premises as a day care center for 150 children per shift infant through 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
42	BZZA-16-00048 Special Use	Fikri Alusevski, Property Owner	3528 W NATIONAL AV Ald. District 8
		Request to continue occupying the premises as a rooming house for 7 occupants	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	

Other Business:

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
-----------------	----------------------------	--------------------	------------------------------------

Board member Jewel Currie moved to approve the minutes of the February 9, 2017 meeting. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for April 6, 2017.

Board member Jewel Currie moved to adjourn the meeting at 5:18. Seconded by Board member Eric Lowenberg. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board