

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - December 05, 2019
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairperson: Brett Blomme (*voting on items 1 - 64*)
Vice Chairman: Henry Szymanski (*voting on items 1 - 64*)
Members: Jewel Currie (*voting on items 1 - 64*)
Jennifer Current (*voting on items 1 - 64*)
Eric Lowenberg (*voting on items 1 - 64*)

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

START TIME: 2:08 p.m.

END TIME: 4:52 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-19-00064 Use Variance	Milwaukee County, Prospective Buyer	6600 N TEUTONIA AV Ald. District 1
		Request to construct a new building and occupy the premises as a community living arrangement (residential care facility)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-19-00193 Dimensional Variance, Special Use	Anthony Jefferson, Lessee	2711 W ATKINSON AV Ald. District 1
		Request to add a light motor vehicle outdoor storage facility to the existing non-conforming light motor vehicle repair facility that does not meet the minimum required landscaping	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-19-00113 Use Variance	Lock N Load Towing, Lessee	2435 N HOLTON ST Ald. District 6
		Request to occupy a portion of the premises as an indoor salvage operation and an indoor storage facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-19-00344 Special Use	Redevelopment Authority of the City of Milwaukee (RACM)/ Strauss Brands, LLC, Property Owner	3025-3025 W HOPKINS ST Ald. District 7
		Request to occupy the premises as an intense manufacturing facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-19-00065 Use Variance	Milwaukee County, Prospective Buyer	6101 W MILL RD Ald. District 9
		Request to construct a new building and occupy the premises as a community living arrangement (residential care facility)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-18-00291 Special Use	HG Lisbon, LLC, Prospective Buyer	6016 W LISBON AV Ald. District 10
		Request to add a drive-through facility to the Board-approved fast-food/carry-out restaurant (this is a new operator)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-19-00131 Special Use	Casanova's Outdoor Adventure Store, Inc., Lessee	665 S 72ND ST Ald. District 10
		Request to occupy a portion of the premises as a heavy motor vehicle outdoor storage facility and light motor vehicle body shop, repair facility, and sales facility, operating in conjunction with a permitted heavy motor vehicle body shop, repair facility and sales facility, and permitted light motor vehicle outdoor storage facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-19-00127 Special Use	Donta Davis, LLC, Lessee	7202 W APPLETON AV Ald. District 10
		Request to occupy the premises as a ground transportation and light motor vehicle repair facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-19-00369 Use Variance	Gina's Trucking, Inc., Lessee	4965-4965 S HOWELL AV Ald. District 13
		Request to continue occupying the premises as a truck freight terminal	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		7. That all repair work is conducted inside the building.	
		8. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		9. That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met and that all required inspections be completed within 60 days of board approval.	
		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 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>
10	BZZA-19-00364 Dimensional Variance	Thomas Andersen, Property Owner	1621-1621 E SAVELAND AV Ald. District 14
		Request to construct a garage that exceeds the maximum lot coverage allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections be completed before use of the structure commences.	
		5. 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>
11	BZZA-19-00377 Use Variance	Ride Alive Motorcycle Academy, LLC, Lessee	1911-1911 S ALLIS ST Ald. District 14
		Request to continue occupying a portion of the premises as a personal instruction school (motorcycle safety training range)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 obtain an occupancy permit, all applicable construction and zoning codes are met and that all required inspections be completed within 60 days of board approval.
		8.	That the applicant does not have outdoor storage or display of products or merchandise.
		9.	That this Variance is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-19-00356 Special Use	BAYAN & G, LLC, Lessee	2801-2801 N 20TH ST Ald. District 15
		Request to continue occupying the premises a general retail establishment	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 signage must meet the signage standards of s.295-505-5 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 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 obtain an occupancy permit , all applicable construction and zoning codes are met and all required inspections completed within 60 days of board approval.	
		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>
13	BZZA-19-00389 Use Variance	Children's Hospital of Wisconsin, Lessee	2561-2561 N 29TH ST Ald. District 15
		Request to continue occupying the premises as a medical office (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 obtain an occupancy permit , all applicable construction and zoning codes are met and all required inspections are completed within 60 days of board approval.	
		8. 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>
14	BZZA-19-00388 Dimensional Variance	Propallet, LLC, Lessee	3100-3100 W BURLEIGH ST Ald. District 7
		Request to continue occupying the premises as a permitted outdoor storage facility that does not meet the minimum required landscaping (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 petitioner maintains the fence slats and keeps all fencing materials in good repair.
		5.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner obtain an occupancy permit , all applicable construction and zoning codes are met and all required inspections are completed within 60 days of board approval.
		9.	That stock pile heights comply with s295-805-h of the Milwaukee Zoning Code.
		10.	That all fencing meets the requirements of MCO 295-805-4-i, and is installed with a fence permit if replaced.
		11.	That this Variance is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-19-00359 Special Use	Wax On Wax Off, LLC, Lessee	6613-6613 N TEUTONIA AV Ald. District 1
		Request to continue occupying the premises as a car wash (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		5. That all car wash activity is conducted inside the building.	
		6. That all wastewater is contained on site.	
		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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		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 no work on or storage of vehicles occurs in the public right-of-way.	
		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-19-00374 Dimensional Variance, Special Use	Liberty and Truth Ministries, Inc., Property Owner	6119-6119 W FOND DU LAC AV Ald. District 2
		Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required parking	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		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 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 obtain an occupancy permit , all applicable construction and zoning codes are met and all required inspections completed within 60 days of board approval.	
		10. That these Special Use and Variance are granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-19-00395 Special Use	Best Deals on Wheels, LLC, Property Owner	5250-5250 N 76TH ST Ald. District 2
		Request to continue to occupy the premises as a motor vehicle sales and rental facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		6. That landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on February 1st, 1993 or a plan that is in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		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 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 obtain an occupancy permit , all applicable construction and zoning codes are met and all required inspections completed within 60 days of board approval.	
		11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		12. That no more than 24 vehicles are parked outdoors on the lot at any time for any reason.	
		13. That no sales vehicles are displayed in the public right-of-way.	
		14. 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-19-00375 Special Use	Liberty and Truth Ministries, Inc., Property Owner	6109-6109 W FOND DU LAC AV Ald. District 2
		Request to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		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 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 obtain an occupancy permit , all applicable construction and zoning codes are met and all required inspections completed within 60 days of board approval.	
		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>
19	BZZA-19-00373 Dimensional Variance, Special Use	DKJA Investments, LLC, Property Owner	1662-1662 N HUMBOLDT AV Ald. District 3
		Request to allow multiple principal residential buildings on a lot that does not meet the minimum required south or rear setbacks and exceeds the maximum allowed front setback (to convert a portion of an existing garage into a single-family dwelling)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		5. That these Special Use and Variances are granted to run with the land.	
20	BZZA-19-00406 Special Use	Community Advocates, Inc., Property Owner	728-728 N JAMES LOVELL ST Ald. District 4
		Request to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		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-19-00408 Special Use	Community Advocates, Inc., Lessee	626-626 W WISCONSIN AV Ald. District 4
		Request to continue occupying the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 6, 2009 or a plan that is in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-19-00380 Special Use	The Northwestern Mutual Life Insurance Company, Lessee	822-822 N VAN BUREN ST Ald. District 4
		Request to continue occupying the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner obtain an occupancy permit , all applicable construction and zoning codes are met and all required inspections completed within 60 days of board approval.	
		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>
23	BZZA-19-00382 Special Use	Interstate Parking Co., LLC, Lessee	319-319 E CLYBOURN ST Ald. District 4
		Request to continue occupying the premises as a principal use parking lot (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		5.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.
		9.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 8, 2027.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-19-00385 Special Use	Interstate Parking Co., LLC, Lessee	801-801 W WISCONSIN AV Ald. District 4
		Request to continue occupying the premises as a principal use parking lot (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on March 10, 1993 or a plan that is in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		5.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.
		9.	That this Special Use is granted for a period of two (2) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-19-00383 Special Use	Interstate Parking Co., LLC, Lessee	777-777 N MILWAUKEE ST Ald. District 4
		Request to continue occupying the premises as a principal use parking structure (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on October 16, 2023.	
26	BZZA-19-00397 Dimensional Variance	Christ King Congregation, Property Owner	9101-9101 W CENTER ST Ald. District 5
		Request to erect a freestanding sign that exceeds the maximum allowed display area	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-19-00368 Special Use	Lil Dinks and Bubbles Learning Center, LLC, Lessee	531-531 E BURLEIGH ST Ald. District 6
		Request to continue occupying the premises as a day care center for 109 children per shift infant - 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 applies for a loading zone on East 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.
		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 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.
		13.	That no prohibited signage be displayed at the location per code section 295-407-9.
		14.	That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.
		15.	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>
28	BZZA-19-00391 Dimensional Variance, Special Use	Clear Channel Outdoor, Lessee	724-724 W MC KINLEY AV Ald. District 6
		Request to modify an existing static billboard to an automatic changeable message sign that exceeds the maximum allowed height, does not meet the required distance to a residential district, and the minimum required lot line setback	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 a revised site plan is submitted to the Board that shows a V-shaped sign that is designed in such a manner that limits visibility of the sign from the neighboring residential zoning district.	
		5. That these Special Use and 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>
29	BZZA-19-00372 Special Use	Paw-Paw and Bessie's, LLC, Property Owner	2977-2977 N 17TH ST Ald. District 6
		Request to continue occupying the premises as a day care center for 38 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - 11:30 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 applicant maintains the loading zone on North 17th Street. Please contact Mr. Dale Dietze at 414-286-8678 to renew, if necessary, the loading zone.
		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 facility does not exceed the capacity established by the State Department of Children and Families.
		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 obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.
		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>
30	BZZA-19-00361 Special Use	Sheila's Shining Stars FCC, LLC, Property Owner	3651-3651 N 27TH ST Ald. District 7
		Request to continue occupying the premises as a daycare center for 125 children per shift infant - 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 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 the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		11.	That no prohibited signage be displayed at the location per code section 295-407-9.
		12.	That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.
		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-19-00360 Special Use	Iglesia Pentecostal Camino al Cielo, Lessee	2039-2039 W NATIONAL AV Ald. District 8
		Request to occupy the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		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 storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		9. That this Special Use is granted for a period of 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-19-00390 Special Use	AIDS Resource Center of Wisconsin, Inc., Lessee	923-923 S 24TH ST Ald. District 8
		Request to continue occupying the premises as a transitional living facility for 15 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		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>
33	BZZA-19-00407 Special Use	Community Advocates, Inc., Lessee	3025-3025 W MITCHELL ST Ald. District 8
		Request to continue occupying the premises as an emergency residential shelter and social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		8. 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>
34	BZZA-19-00402 Special Use	Miller Compressing Company, Lessee	4025-4025 W LINCOLN AV Ald. District 8
		Request to continue occupying the premises as an outdoor salvage operation	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 landscaping and screening is maintained in accordance with the landscape plan submitted to the Department of City Development on January 26, 2005 or a plan that is in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		5. That no work on or storage of vehicles or vehicle parts occurs in the public right-of-way.	
		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 shall comply with MPD documentation and record keeping requirements if required by City Ordinance.	
		8. That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		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>
35	BZZA-19-00418 Special Use	MA Auto Repair, LLC, Lessee	2934-2934 W BURNHAM ST Ald. District 8
		Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 no work on or storage of vehicles occurs in the public right-of-way.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 25, 2006 or a plan that is in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		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 all incidental repair work is conducted inside the building.
		12.	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.
		13.	That no prohibited signage be displayed at the location per code section 295-407-9.
		14.	The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.
		15.	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>
36	BZZA-19-00362 Special Use	Milwaukee Brewers Baseball Club, Lessee	301-301 S 44TH ST Ald. District 10
		Request to erect a wall sign that is not attached to a flat, opaque wall surface	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 this Special Use is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-19-00331 Dimensional Variance	Susio LLC, Property Owner	600-600 S 6TH ST Ald. District 12
		Request to allow an accessory parking lot without the minimum required perimeter landscaping, allow an ornamental metal fence that exceeds the maximum allowed height, and allow a wall sign that exceeds that maximum allowed display area	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 existing shrubs along the W. Bruce street frontage (as shown in the photos submitted to the Board by the petitioner on September 12, 2019) are maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all plants shall be properly maintained and replaced as necessary to maintain code compliance.
		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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		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 obtain all required permits, all applicable construction and zoning codes are met to include having the required inspections completed within 90 days of board approval.
		10.	That any fences are located wholly on private property.
		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 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>
38	BZZA-19-00403 Dimensional Variance, Special Use	CCM- Cesar Chavez, LLC, Property Owner	1109-1109 S CESAR E CHAVEZ DR Ald. District 12
		Request to construct a new mixed-use commercial building (permitted) that exceeds the maximum allowed side street setback and that contains a health clinic and an accessory use parking lot	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That within 45 days of Board approval of the special use and variances the submit revised plans to the Board of Zoning Appeals for review by the Department of City Development Planning Administration Section. The revised plans must address design issues including but not limited to location of the entrance to the apartment units. These plans must be approved by Department of City Development Planning Administration Section prior to the issuance of any permits.	
5.		That landscaping and screening in accordance to a landscape plan that meets the requirements of s295-405 of the Milwaukee Zoning Code and has been approved by the Plan Examination section of the Milwaukee Development Center is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
6.		That a certified survey map that combines these parcels is submitted to the City of Milwaukee and is approved by the common council.	
7.		That both the health clinic and the residential uses within the building are provided with egress directly to either the South Cesar E. Chavez Drive or West Washington Street right-of-way.	
8.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
9.		That the unused driveways located on West Washington Street and West Scott 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.	
10.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on West Washington Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
11.		That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials; excavation for the building foundations; closure of any portion of the public right-of-way to facilitate construction; and removal and replacement of the paved public sidewalk. 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
13.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
14.		That no prohibited signage be displayed at the location per code section 295-407-9.	
15.		The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16.		That these Special Uses are granted for a period of twenty (20) years, commencing with the date hereof.	
17.		That the 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-19-00404 Dimensional Variance, Special Use	Sixteenth Street Community Health Centers, Inc., Lessee	1127-1127 S CESAR E CHAVEZ DR Ald. District 12
		Request to construct a new mixed-use commercial building (permitted) that exceeds the maximum allowed side street setback and to occupy a portion of the premises as a health clinic and an accessory use parking lot	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That within 45 days of Board approval of the special use and variances the submit revised plans to the Board of Zoning Appeals for review by the Department of City Development Planning Administration Section. The revised plans must address design issues including but not limited to location of the entrance to the apartment units. These plans must be approved by Department of City Development Planning Administration Section prior to the issuance of any permits.	
5.		That landscaping and screening in accordance to a landscape plan that meets the requirements of s295-405 of the Milwaukee Zoning Code and has been approved by the Plan Examination section of the Milwaukee Development Center is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
6.		That a certified survey map that combines these parcels is submitted to the City of Milwaukee and is approved by the common council.	
7.		That both the health clinic and the residential uses within the building are provided with egress directly to either the South Cesar E. Chavez Drive or West Washington Street right-of-way.	
8.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
9.		That the unused driveways located on West Washington Street and West Scott 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.	
10.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on West Washington Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
11.		That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials; excavation for the building foundations; closure of any portion of the public right-of-way to facilitate construction; and removal and replacement of the paved public sidewalk. 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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
13.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
14.		That no prohibited signage be displayed at the location per code section 295-407-9.	
15.		The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		16. That this Special Uses are granted for a period of twenty (20) years, commencing with the date hereof.	
		17. That this Variance is granted to run with the land.	
40	BZZA-19-00400 Special Use	Noel and Catherine Due, Property Owner	803-803 S 3RD ST Ald. District 12
		Request to occupy a portion of the premises as a rooming house for 14 occupants	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Eric Lowenberg.	
	Vote:	5Ayes, 0Nays, 0 Abstained.	
41	BZZA-19-00370 Dimensional Variance	Jose Galindo, Property Owner	1700-1700 W BECHER ST Ald. District 12
		Request to allow an accessory structure (shed) that exceeds the maximum allowed lot coverage and does not meet the minimum required side setback	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	5 Ayes, 0 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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and that all required inspections be completed within 60 days of board approval.	
		5. That these Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	BZZA-19-00414 Dimensional Variance	Milwaukee County Mitchell International Airport, Property Owner	5300-5300 S HOWELL AV Ald. District 13
		Request to erect a free-standing sign that exceeds the maximum allowed display area	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	5 Ayes, 0 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.	The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.
		5.	That this Variance is granted to run with the land.
43	BZZA-19-00355 Dimensional Variance	Staffing Partners, Inc., Lessee	2217-2217 S 1ST ST Ald. District 14
		Request to allow permanent window signs that exceed the maximum allowed display area	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-19-00332 Dimensional Variance, Special Use	New Vision Landscaping, LLC, Lessee	2509-2509 E OKLAHOMA AV Ald. District 14
		Request to occupy the premises as a contractor's yard that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	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 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 an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		8. That these Special Use and Variance are granted for a period of one (1) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-19-00396 Use Variance	Street Angels, Inc., Lessee	445-445 W OKLAHOMA AV Ald. District 14
		Request to occupy a portion of the premises as a social service facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 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 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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		8. That this Variance is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	BZZA-19-00349 Special Use	Kal Service, LLC, Property Owner	2624-2624 W LISBON AV Ald. District 15
		Request to construct an addition and continue occupying the premises as a motor vehicle filling station and convenience store	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 any pedestrian connections to the public sidewalk on West Lisbon Avenue or North 27th Street are ADA compliant.	
		5. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		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 landscaping and screening in accordance to the plan submitted to the Board on November 4, 2019 is installed by June 1, 2020.	
		8. That existing and additional landscaping is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. All required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. Specifically note that the existing shrubs in the southwest corner of the premises must be reduced to a height not exceeding 4 feet or be replaced.	
		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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		13. That 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 if the license is required by Ordinance.	
		14. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	BZZA-19-00367 Dimensional Variance	Salah Ahmed, Property Owner	2811-2811 N 34TH ST Ald. District 15
		Request to allow a solid wood fence that exceeds the maximum allowed height, that the area above 4 ft. high is not at least 50% open, that does not meet the required footage from the side walk, and is located within 20 ft. of the vision triangle	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 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 petitioner obtain a fence permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.
		5.	That these Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-19-00378 Special Use	Girls Lovett Home, Lessee	2351-2351 N SHERMAN BL Ald. District 15
		Request to continue occupying the premises as a group home for 7 occupants	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 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.	
		5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		9. That the applicant establish a community advisory committee consisting of representatives from the proposed large group shelter care facility in the neighborhood in which the proposed facility will be located and a local unit of government, in accordance with s. 48.68(4) or s. 50.03(4)(g), Wis. Stats., as applicable with the local government representative being the local common council member or the council member's designee.	
		10. That the applicant submit a written report including minutes of quarterly meetings of the community advisory committee to the Board of Zoning Appeals office.	
		11. That the applicant submit records of elopement to the Board of Zoning Appeals office.	
		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-19-00416 Special Use	HG Sears, LLC., Property Owner	2100-2100 W NORTH AV Ald. District 15
		Request to occupy a portion of the premises as a convention center	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant provide finalized plans to the Department of Public Works (DPW) so that a coordinated review with respects to DPW facilities and connections between the site and the public right-of-way can be performed. The applicant should allow for at least 4 weeks lead time for the coordinated review to be performed. Contact Ms. Dawn Schmidt at 414-286-2454 to initiate the DPW Coordinated Review.	
5.		That the applicant contact the Milwaukee County Transit System to discuss potential improvements to bus stops abutting this development.	
6.		That the unused driveways be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach. NOTE: There are 9 unused driveway approaches around the subject property, 5 on North Avenue, 2 on 24th Street, 1 on Oak Street, and 1 on Fond du Lac Avenue.	
7.		That a Department of Public Works (DPW) permits are obtained for any work in the public right-of-way. The 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. NOTE: Due to the scope of this development, it is advised that the applicant meet with DPW to discuss permitting prior to the start of the project.	
8.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
9.		That the petitioner submits a certified survey map that combines these parcels and the certified survey map is approved by the common council.	
10.		That landscaping and screening in accordance to the plan submitted to the Board on October 24, 2019 or other landscape plan that meets the requirements of s295-405 and has been approved by the Milwaukee Development Center is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
11.		That signage plans are revised to meet the requirements of s295-605 of the Milwaukee zoning code or that variances are obtained for signage that exceeds the amount of signage that is permitted by said code.	
12.		That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
13.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
14.		That no prohibited signage be displayed at the location per code section 295-407-9.	
15.		The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
16.		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>
50	BZZA-19-00336 Use Variance	Early Start Daycare, LLC, Prospective Buyer	803-803 W OKLAHOMA AV Ald. District 14
		Request to occupy the premises as a day care center for 51 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	BZZA-19-00299 Dimensional Variance, Special Use	Budget Towing, Lessee	2456 W CORNELL ST Ald. District 1
		Request to add an outdoor salvage operation and continue occupying the premises as an indoor salvage operation that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	5 Ayes, 0 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 within 45 days of Board approval of the special use and variance the petitioner submit a landscape and screening plan to the Board of Zoning Appeals for 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 by June 1, 2020 and is maintained in accordance with s295-405-1-f 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 no work on or storage of vehicles or vehicle parts occurs in the public right-of-way.	
		7. That vehicles parked on the driveway on West Cornell Street are at least 2 feet away from the paved public sidewalk.	
		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. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.	
		10. That no prohibited signage be displayed at the location per code section 295-407-9.	
		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 obtain an occupancy permit, all applicable construction and zoning codes are met to include having the required inspections completed within 60 days of board approval.	
		13. That these Special Uses and Variance are 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>
52	BZZA-19-00363 Special Use	New Hope & Destiny Home II, Lessee	4227-4227 N 21ST ST Ald. District 1
		Request to continue occupying the premises as a group home for 8 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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.	
		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 within 60 days of board approval.	
		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>
53	BZZA-19-00405 Special Use	Infinite Kidz Academy, LLC, Lessee	6750-6750 N 43RD ST Ald. District 1
		Request to occupy a portion of the premises as a day care center for 65 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m.	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 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 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.
		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 facility does not exceed the capacity established by the State Department of Children and Families.
		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 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 time commencing with the date hereof, and expiring on June 5, 2024.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	BZZA-19-00366 Special Use	Carter's Christian Education Center, Inc., Lessee	5566-5566 N 76TH ST Ald. District 2
		Request to occupy the premises as a 24 hour day care center for 50 children 6:00 a.m. - 9:00 p.m. and 20 children 9:00 p.m. - 6:00 a.m. infant - 13 years of age, operating Sunday - Saturday	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 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 petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That 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 Special Use is granted for a period of time commencing with the date hereof, and expiring on November 12, 2023.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	BZZA-19-00399 Special Use	Paul Grewal, Prospective Buyer	6373-6373 N 91ST ST Ald. District 2
		Request to construct a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That landscaping and screening in accordance to the landscape plan submitted to the Board on October 23, 2019, or in accordance with a code-compliant landscape plan as approved by a plan examiner is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		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 no work on or storage of vehicles occurs in the public right-of-way.	
		8. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		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 the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		13. That 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 if the license is required by Ordinance.	
		14. 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.	
		15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	BZZA-19-00266 Dimensional Variance	At Terrace, LLC, Property Owner	2381 N TERRACE AV Ald. District 3
		Request to construct a single-family dwelling that does not meet the minimum required front façade width	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		5. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North Terrace Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		6. That a Department of Public Works (DPW) permits are obtained for any work in the public right-of-way. 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.	
		7. 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>
57	BZZA-19-00422 Special Use	Riley's Water Street, LLC, Property Owner	1652-1652 N WATER ST Ald. District 3
		Request to occupy the premises as a fast-food/carry-out restaurant	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 unused driveway located on North Water 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.	
		5. That the north driveway approach be reconfigured to match the asphalt drive on the north end of the lot. That portion of the driveway approach that is located in front of the proposed seating area must be closed and restored to City of Milwaukee specifications prior to issuance of an Occupancy Certificate.	
		6. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		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 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 if the license is required by Ordinance.	
		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 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>
58	BZZA-19-00340 Dimensional Variance, Special Use	HYVEE, Inc. DBA Wahlburgers, Lessee	322-322 N BROADWAY Ald. District 4
		Request to erect an awning sign that exceeds the maximum allowed height, a window sign the exceeds the maximum allowed glazing, and install decorative lighting that is visible from an adjoining property or public right-of-way	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the signs 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.	
		5. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.	
		6. That these Variances and Special Use 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>
59	BZZA-19-00430 Special Use	JS 1924, LLC, Property Owner	333-333 W STATE ST Ald. District 4
		Request to occupy the premises as a multi-family dwelling that contains units located at street level and a general retail establishment	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.
		5.	That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way. 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.
		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 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 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 these Special Uses 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>
60	BZZA-19-00243 Use Variance	Future Rising Stars Child Care, LLC, Lessee	8006 W APPLETON AV Ald. District 5
		Request to occupy the premises as a day care center for 50 children per shift 2 1/2 - 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 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 applies for a loading zone on West Appleton 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That this Variance is granted for a period of three (3) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	BZZA-19-00329 Special Use	Libby's Funhouse, LLC, Lessee	3714-3714 N MARTIN L KING JR DR Ald. District 6
		Request to occupy the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 10:30 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 7. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 9. That no prohibited signage be displayed at the location per code section 295-407-9. 10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 11. That the facility does not exceed the capacity established by the State Department of Children and Families. 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 this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
62	BZZA-19-00337 Special Use	TJW Plant5, LLC, Property Owner	9005-9005 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	BZZA-19-00392 Special Use	Ndi Igbo in Wisconsin, Inc., Property Owner	7259-7259 N 76TH ST Ald. District 9
		Request to occupy the premises as a community center	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 landscaping and screening in accordance to the plan submitted to the Board on October 14th 2019 is installed within 120 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		5. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		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.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	BZZA-19-00393 Special Use	De Niz Child Care Center, LLC., Property Owner	6654-6654 W LISBON AV Ald. District 10
		Request to occupy the premises as a day care center for 46 children per shift infant - 9 years 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 Eric Lowenberg.	
	Vote:	5 Ayes, 0 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 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.	The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.
		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 ten (10) years, commencing with the date hereof.

Other Business:

Board member Eric Lowenberg moved to approve the minutes of the November 7, 2019 meeting. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for January 16, 2020.

Board member Henry Szymanski moved to adjourn the meeting at 4:52 p.m. Seconded by Board member Jennifer Current. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board