

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - July 25, 2019
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairperson: Brett Blomme (*voting on items 1 - 86*)
Vice Chairman: Henry Szymanski (*excused*)
Members: Jewel Currie (*excused*)
Jennifer Current (*voting on items 1 - 86*)
Eric Lowenberg (*voting on items 1 - 86*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 - 86*)
Erik Richardson (*excused*)

START TIME: 3:09 p.m.

END TIME: 7:57 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-18-00220 Use Variance	B' Unique Learning Center III, Lessee Request to occupy the premises as a day care center for 75 children per shift infant to 12 years of age, operating Monday - Friday from 6:00 a.m. to midnight	6350 W SILVER SPRING DR Ald. District 9
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. The motion was seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
2	BZZA-18-00038 Special Use	Felipe Martinez Jr., Property Owner Request to occupy a portion of the premises as a hand car wash	817 W NATIONAL AV Ald. District 12
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-18-00440 Special Use	Fleet Cars, LLC, Lessee	4930 S 2ND ST Ald. District 13
		Request to occupy a portion of the premises as a light motor vehicle body shop	
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
4	BZZA-19-00037 Special Use	Mitchell Group, Inc., Lessee	2462 W CAPITOL DR Ald. District 1
		Request to continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
5	BZZA-18-00422 Special Use	JB's Auto Repair Discount Auto Sales, LLC, Lessee	5140 N 37TH ST Ald. District 1
		Request to occupy a portion of the premises as a light motor vehicle sales facility	
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. The motion was seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
6	BZZA-18-00410 Use Variance	Vinii Solar Engineering & Electric, Property Owner	7235 W VILLARD AV Ald. District 2
		Request to occupy the premises as a contractor's yard	
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. The motion was seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-19-00100 Dimensional Variance, Special Use	Iglesia Redimidos en Cristo, Inc., Lessee	3131 W GREENFIELD AV Ald. District 8
		Request to continue occupying a portion of the premises as a religious assembly hall without the required parking	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. The motion was seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That this Special Use and Dimensional Variance request 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>
8	BZZA-19-00125 Special Use	Enriquez Auto Service, LLC, Property Owner	2236 W FOREST HOME AV Ald. District 8
		Request to add a light motor vehicle body shop and to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the 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 areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		12. Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
		13. That no more than 11 vehicles are parked outdoors on the premises for any reason at any time.	
		14. That no work on or storage of vehicles occurs in the public right-of-way.	
		15. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		16. That existing landscaping and screening along the W. Forest Home Ave street frontage is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, shall be properly maintained and replaced as necessary to maintain code compliance.	
		17. 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>
9	BZZA-19-00179 Special Use	Mr. Robert's Adult Daycare, LLC, Lessee	9183 N 76TH ST Ald. District 9
		Request to continue occupying a portion of the premises as a an adult day care center for 45 clients	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-19-00167 Special Use	Falling Into Loving Arms Child Care, LLC, Lessee	7945 N 76TH ST Ald. District 9
		Request to continue occupying the premises as a day care center for 115 children per shift, infant-13 years of age, operating Monday through Friday, 5:30 a.m. to 10:30 p.m.	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		7.	That the storefront windows remain as transparent glass per s295-605-2-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 and matches the approved occupancy permit. In no instance shall the number be greater than that approved by the Board of Zoning Appeals.
		12.	That the hours of operation listed on the occupancy permit match what is approved by the State of Wisconsin and the board of Zoning Appeals.
		13.	That this Special Use is granted for a period of time, commencing with the date hereof, and expiring January 20, 2026.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-19-00158 Special Use	LS Repossession, LLC, Lessee	9520 N 107TH ST Ald. District 9
		Request to continue occupying the premises as a ground transportation service (this is a new operator)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 no work on or storage of vehicles occurs in the public right-of-way.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		9.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		10.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
12	BZZA-19-00182 Special Use	Bodies Event, LLC, Lessee	8225 W BROWN DEER RD Ald. District 9
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-19-00143 Special Use	Greater Praise Church Of God In Christ, Inc., Property Owner	5422 W CENTER ST Ald. District 10
		Request to continue occupying the premises as a religious assembly hall (this is a new operator)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That this Special Use is granted for a period of 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-19-00173 Special Use	Kid Tech, Inc., Property Owner	118 N 76TH ST Ald. District 10
		Request to continue occupying the premises as a day care center for 39 children per shift, 2 to 12 yrs. of age, operating 6:00a.m. - 6:00p.m. Monday - Friday	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 outdoor play area is not utilized before 9:00 A.M.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		9.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That this Special Use is granted for a period of 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>
15	BZZA-19-00146 Dimensional Variance	Cowburgers, Inc., Property Owner	7525 W CAPITOL DR Ald. District 10
		Request to allow two temporary banner signs	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-19-00163 Special Use	Isaac Green dba JR Auto Service, Property Owner	5302 W CENTER ST Ald. District 10
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 decorative metal fence along the West Center Street frontage is maintained in a manner that meets the intent of the city code
		5.	That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.
		6.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		7.	That all repair work is conducted inside the building.
		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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		12.	That all repair work is conducted inside the building.
		13.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		14.	That no work on or storage of vehicles occurs in the public right-of-way.
		15.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-19-00198 Special Use	Open Pantry Food Marts of WI, Inc., Property Owner	3110 S 76TH ST Ald. District 11
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant does not have outdoor storage or display of products or merchandise.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That landscaping and screening is restored and maintained in accordance with the landscape plan submitted to the Department of City Development in November of 2007 or in accordance with another landscape plan that meets the requirements of s295-405-1-f of the Milwaukee Zoning Code.
		10.	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.
		11.	That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.
		12.	That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code
		13.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-19-00170 Dimensional Variance	Miller Compressing Company, Property Owner	900 S WATER ST Ald. District 12
		Request to continue occupying the premises as a permitted outdoor storage facility with stockpiles that exceed the maximum allowed height and does not meet the minimum required screening or landscaping width	
	Action:	Adjourned	
	Motion:		
	Vote:		
19	BZZA-19-00199 Use Variance	Concorde Investments, LLC, Property Owner	317 W NATIONAL AV Ald. District 12
		Request to occupy the premises as a general office	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		7.	That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.
		8.	That this Use Variance is granted for a period of time, commencing with the date hereof, and expiring on September 13, 2031.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-19-00178 Use Variance	MONTYCHILDCARE L.L.C., Lessee	1908 W LAYTON AV Ald. District 13
		Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 7:30 p.m	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:		
		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 storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this Use Variance is granted for a period of ten (10) years, commencing with the date hereof.
21	BZZA-19-00185 Dimensional Variance, Special Use	MacCanon Brown Homeless Sanctuary, Inc., Property Owner	2461 W CENTER ST Ald. District 15
		Request to occupy the premises as a community center and social service facility with wall 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>
22	BZZA-19-00145 Dimensional Variance	Cowburgers, Inc., Property Owner	1205 W NORTH AV Ald. District 15
		Request to allow two temporary banner signs	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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.
		8.	That this Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-19-00150 Special Use	Pieces 2 The Puzzle Childcare & Learning Center, Lessee	3829 W NORTH AV Ald. District 15
		Request to occupy the premises as a day care center for 69 children per shift infant - 13 years of age, operating Monday - Sunday from 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That 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.
		13.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		14.	That the applicant applies for a loading zone on West North 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.
		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>
24	BZZA-19-00153 Special Use	Miki's Auto Salvage, Inc., Lessee	4385 N GREEN BAY AV Ald. District 1
		Request to continue occupying the premises as a light motor vehicle repair and used auto parts sales facility (installation of used glass and radiators)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk or debris.
		5.	That there is no parking in the alley to the rear of the premises; and the alley shall be kept clear.
		6.	That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.
		7.	That no work on or storage of vehicles or vehicle parts occurs in the public right-of-way.
		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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		12.	That all repair work is conducted inside the building.
		13.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		14.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		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>
25	BZZA-19-00144 Dimensional Variance	Cablemaster Corporation, Lessee	1600 W CORNELL ST Ald. District 1
		Request to allow a wall sign that extends more than half of sign height above wall	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-19-00154 Special Use, Use Variance	Miki's Auto Salvage, Inc., Lessee	4440 N GREEN BAY AV Ald. District 1
		Request to continue occupying the premises as an indoor and outdoor salvage operation	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board approval.	
		9. That all salvage vehicles be stored within the screened enclosure.	
		10. That landscaping and screening is maintained in a manner that meets the intent of the city code.	
		11. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		12. That no work on or storage of vehicles or vehicular parts occurs in the public right-of-way.	
		8. That this Use Variance and this Special Use 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>
27	BZZA-19-00070 Special Use	KAAK Living LLC, Lessee	5938 N 76TH ST Ald. District 2
		Request to occupy a portion of the premises as an adult day care center for 35 clients per shift	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-19-00168 Dimensional Variance, Special Use	Jeff's Cash and Carry Transmissions, LLC DBA All-Pro Transmission, Property Owner	7501 W VILLARD AV Ald. District 2
		Request to continue occupying the premises as a light motor vehicle repair facility that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the petitioner shall maintain landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 16, 2014.	
		6. That no work on or storage of vehicles occurs in the public right-of-way.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		11. That all repair work is conducted inside the building.	
		12. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		13. That this Dimensional Variance and Special Use 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>
29	BZZA-19-00164 Special Use	KidVille Learning Center, LLC, Lessee	6523 W FOND DU LAC AV Ald. District 2
		Request to increase the number of children from 50 per shift to 70 per shift, to increase the ages from infant through 12 years of age to infant through 14 years of age, and to continue occupying the premises as a 24 hour day care center, operating Monday-Sunday (this is a new operator)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant applies for a loading zone on West Fond du Lac Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		8.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		9.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		10.	That no prohibited signage be displayed at the location per code section 295-407-9.
		11.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		12.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		14.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-19-00172 Special Use	A Joyful Noise Childcare, LLC, Lessee	9700 W APPLETON AV Ald. District 2
		Request to continue occupying the premises as a day care center for 147 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday - Sunday 6:00 a.m. - 8:30 p.m	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 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 landscaping and screening for the parking lot along the West Sheridan Avenue frontage is maintained in accordance with either the landscape plan submitted to the Department of City Development in August of 2004 or in accordance with another landscape plan that meets the requirements of s295-405-1-f of the Milwaukee Zoning Code.	
		8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		9. That no prohibited signage be displayed at the location per code section 295-407-9.	
		10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		11. That the facility does not exceed the capacity established by the State Department of Children and Families.	
		12. That this Special Use is granted for a period of 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>
31	BZZA-19-00138 Special Use	Center for Veterans Issues, Ltd., Property Owner	3330 W WELLS ST Ald. District 4
		Request to increase the number of rooming house occupants from 14 to 18, to reduce the number of transitional housing occupants from 72 to 68, and to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board approval if the use has commenced.
		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>
32	BZZA-19-00161 Special Use	777 North Van Buren Retail, LLC, Lessee	777 N VAN BUREN ST Ald. District 4
		Request to erect a type A wall sign that is not attached to a flat, opaque wall surface	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That this Special Use is granted to run with the land.	
33	BZZA-19-00237 Dimensional Variance	Hwy 45, LLC, Property Owner	5501 N LOVERS LANE RD Ald. District 5
		Request to continue to allow a freestanding sign that exceeds the maximum allowed height (allowed 35 ft. / proposed 70 ft.) and exceeds the maximum allowed display area (allowed: 32 sq. ft./ proposed: 142.4 sq. ft.)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That these Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-19-00190 Special Use	Roettgers Company, Inc., Lessee	5501 N LOVERS LANE RD Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That 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 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the applicant does not have outdoor storage or display of products or merchandise.	
		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 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.	
		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>
35	BZZA-19-00205 Dimensional Variance	Christ King Congregation, Property Owner	9101 W CENTER ST Ald. District 5
		Request to allow a permitted accessory use parking lot that does not meet the minimum landscaping requirements	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.
		8.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-19-00141 Special Use	McIntyre-Luna, LLC, Lessee	2925 N HOLTON ST Ald. District 6
		Request to increase the hours of operation from 6:00 a.m. - 10:00 p.m. to 5:00 a.m. - midnight, to increase the age of children from infant - 12 years of age to infant - 13 years of age, and to continue occupying the premises as a day care center for 28 children per shift, operating Monday - Friday	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-505-5 of the Milwaukee Zoning Code.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That 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>
37	BZZA-19-00159 Special Use	Clara Mohammed School, Inc., Prospective Buyer	2628 N MARTIN L KING JR DR Ald. District 6
		Request to continue occupying the premises as an elementary and secondary school (this is a new operator)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 is in compliance with the outdoor play space regulations of s252-77	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-19-00149 Special Use	Guardian Auto Service, Inc., Lessee	3811 N PORT WASHINGTON AV Ald. District 6
	Action:	Request to continue occupying a portion of the premises as a light motor vehicle repair facility Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		10. That all repair work is conducted inside the building.	
		11. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		12. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-19-00120 Special Use	Happy Faces Group Childcare Corp., Property Owner	4612 N HOPKINS ST Ald. District 7
		Request to occupy the premises as a day care center for 26 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - midnight and Saturday from 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		7.	That the storefront windows remain as transparent glass per s295-605-2-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 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 the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-19-00165 Special Use	Love Play Learn, LLC, Lessee	3958 N 51ST BI Ald. District 7
		Request to increase the hours and days of operation from 6:00 a.m.-midnight, Monday-Friday, to 24 hours, Monday-Sunday, to increase the ages from infant-12 years of age to infant-13 years of age, and to continue occupying the premises as a day care center for 45 children per shift	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		5.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		9.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That this Special Use is granted for a period of 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>
41	BZZA-19-00147 Dimensional Variance	Cowburgers, Inc., Lessee	3431 W FOND DU LAC AV Ald. District 7
		Request to allow two temporary banner signs	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That these Variances are granted to run with the land.	
42	BZZA-19-00192 Special Use	CleanSlate Medical Group of Wisconsin, SC, Lessee	1111 S 6TH ST Ald. District 12
		Request to occupy a portion of the premises as a social service facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZZA-19-00095 Special Use	Ambassadors for Christ Ministries, Inc., Property Owner	4778 N HOPKINS ST Ald. District 7
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That 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>
44	BZZA-19-00139 Dimensional Variance	Drumain Washington dba Right Way Auto, Property Owner	3131 N 31ST ST Ald. District 7
		Request to occupy the premises as a permitted light motor vehicle outdoor storage facility that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Loweberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board approval.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		10. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-19-00069 Special Use	Abuelita's Child Care, Lessee	2169 S MUSKEGO AV Ald. District 8
		Request to occupy a portion of the premises as a day care center for 24 children per shift infant - 12 years of age, operating Monday - Friday 5:45 a.m. to 11:45 p.m.	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 pedestrian ramp at the intersection with West Grant Street, which was removed illegally to construct a driveway approach to the premise at 2169 South Muskego Avenue, be restored. The restored pedestrian ramp must be constructed to ADA specifications as shown on the plan dated December 26, 2018. Said ramp must be restored within 60 days. No Building Occupancy Permit shall be issued until the new pedestrian ramp has been inspected and approved by the Department of Public Works. Contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter. Contact Ms. Cheryl May at 414-286-3435 regarding inspection.	
5.		That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of a new pedestrian ramp and driveway approach. 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. NOTE: A DPW permit, PWDR-18-00088, had been approved for this work but was never issued. Due to the age of this permit, a new permit application will need to be submitted and reviewed.	
6.		Any driveway approach and parking area built for this property must conform to the plan dated December 26, 2018.	
7.		The applicant must submit a new site plan that shows the play area and parking area, if a parking area is constructed, within 30 days.	
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 petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.	
10.		That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.	
11.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
12.		That the facility does not exceed the capacity established by the State Department of Children and Families.	
13.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
13.		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.	
14.		That no prohibited signage be displayed at the location per code section 295-407-9.	
15.		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.	
16.		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>
46	BZZA-19-00160 Dimensional Variance	Josephine Adams, Lessee	3327 W NATIONAL AV Ald. District 8
		Request to allow a wall sign that exceeds the maximum allowed display area and a permanent window sign that exceeds the maximum allowed glazing	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Karen Dard and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
47	BZZA-19-00059 Special Use	Guardian Angels Adult Day Services II, LLC, Lessee	6814 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as an adult day care center	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 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.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		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.
		8.	That this Special Use is granted for a period time, commencing with the date hereof, and expiring on November 14, 2023.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-19-00034 Special Use	LJ Auto Repair and Services, LLC, Lessee	7928 W CLINTON AV Ald. District
		Request to continue occupying the premises as a light motor vehicle repair and sales facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
49	BZZA-19-00195 Special Use	Maria Aparicio, Prospective Buyer	9903 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as a day care center for 35 children per shift, infant to 13 years of age, operating Monday-Friday, 5:30 a.m. to 7 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>
50	BZZA-19-00152 Special Use	Spring Financial, LLC DBA Pantry 41 #86, Lessee	8665 W BROWN DEER RD Ald. District 9
		Request to occupy a portion of the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 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.	
5.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code	
6.		That the petitioner makes efforts to implement the development of the rest of the site in a manner that meets the intent of the addendum to the plan of operation submitted to the aboard on July 20, 2018.	
7.		That the premises is developed in accordance with the site plan submitted to the Board on June 20, 2019	
8.		That in order to achieve the goal of mixed land use the petitioner should make efforts to retain the storefront adjacent to the filling station as a restaurant. That landscaping and screening in accordance with a landscape plan that meets the requirements of s 295-405 of the Milwaukee Zoning Code is installed within 90 days of occupancy and is maintained in accordance with said 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.	
9.		That the Overall Site Plan and the Site Plan dated June 18, 2019 are approved.	
10.		That the applicant maintains parking for the adjacent restaurant as shown on the plans dated June 18, 2019.	
12.		That bicycle parking be provided per Milwaukee Code of Ordinances Section 295-404.	
13.		That a code compliant pedestrian pathway be provided.	
14.		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.	
15.		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.	
16.		That the applicant does not have outdoor storage or display of products or merchandise.	
17.		That no prohibited signage be displayed at the location per code section 295-407-9.	
18.		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.	
19.		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>
51	BZZA-19-00181 Dimensional Variance, Special Use	HMW Properties, LLC, Property Owner	6204 W SILVER SPRING DR Ald. District 9
		Request to construct a new multi-tenant general retail building (permitted) that exceeds the maximum allowed side street setback and to construct an accessory use parking lot	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dard and Unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 landscaping and screening in accordance to the plan submitted to the Board on May 16, 2019 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances. 6. 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; excavation for the building foundation; or closure of any portion of the public right-of-way for any reason. 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. 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 8. That no prohibited signage be displayed at the location per code section 295-407-9. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 11. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 12. That this Special Use and this Variance 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>
52	BZZA-19-00221 Use Variance	Tyjeski Terra Cotta Works, LLC, Property Owner	1334 N 58TH ST Ald. District 10
		Request to occupy a portion of the premises as a home occupation (artist studio)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		5. That the petitioner comply with city ordinance MCO 80-6, prohibiting the emission of offensive odors from the facility.	
		6. That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.	
		7. That the single family dwelling on the property remain an occupied residential unit.	
		8. That there is no outdoor storage or display of material or merchandise.	
		9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		10. That no prohibited signage be displayed at the location per code section 295-407-9	
		11. That any permits necessary for the installation of the kiln be obtained.	
		8. That this Use 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>
53	BZZA-19-00202 Special Use	The Gymnasium, LLC dba Dandy, Property Owner	5020 W VLIET ST Ald. District 10
		Request to occupy a portion of the premises as an assembly hall.	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		9. That 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	
		10. That trash dumpsters are not stored in the public right-of-way.	
		11. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		12. That the applicant maintains an agreement for off-site, off-street agreement for at least 24 parking spaces.	
		13. That the applicant applies for a loading zone on West Vliet Street within thirty (30) days. .	
		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>
54	BZZA-19-00169 Dimensional Variance	Joseph Luehring, Property Owner	2193 N 57TH ST Ald. District 10
		Request to construct a fence that is located within the required vision triangle	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	3 Ayes, 1 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 Department of Public Works (DPW) Excavation Non-Utility permit is obtained for installation of the fence in the public right-of-way. 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.	
		5. That this Variance is granted to run with the land.	
55	BZZA-19-00007 Special Use	Efren Ramos, Lessee	1666 S CESAR E CHAVEZ DR Ald. District 12
		Request to occupy the premises as a motor vehicle sales facility, repair facility, and body shop	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	BZZA-19-00129 Special Use	Lesa Ystad dba Salon Ystad, Prospective Buyer	1743 S 1ST ST Ald. District 12
		Request to occupy a portion of the premises as a personal service facility (salon)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	BZZA-19-00197 Dimensional Variance, Special Use	Cruz Maximino Acosta Pedroza, Property Owner	902 W BRUCE ST Ald. District 12
		Request to construct an addition to the Board-approved light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 the southeast corner of the premises per the landscape plan submitted to the Board on March 20, 2017 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 no work on or storage of vehicles occurs in the public right-of-way.	
		6. 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; excavation for the building foundation; and closure of the public way to facilitate construction. 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.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		10. That all repair work is conducted inside the building.	
		11. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		12. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy of the new building.	
		13. 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.	
		14. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on April 12, 2022.	
		15. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	BZZA-19-00135 Special Use	United Community Center, Inc., Property Owner	1004 S 6TH ST Ald. District 12
		Request to construct a principal use parking lot	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 make arrangements to allow for public usage of the parking lot on a shared bases during non-school hours.	
		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 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.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		10. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		12. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	BZZA-19-00166 Dimensional Variance	St. Adalbert's Parish, Property Owner	1923 W BECHER ST Ald. District 12
		Request to erect an ornamental fence that exceeds the maximum allowed height and to resurface the existing accessory use parking lot (permitted) without meeting the minimum landscaping requirements	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 30 days of Board approval of the dimensional variance landscape plans meeting the intent of city code section 295-405 are submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group.
		5.	That landscaping in accordance with an approved landscape plan 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.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		9.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		10.	That the site plan submitted to the BOZA office on 7-16-2019 is approved.
		11.	That the applicant maintain at least 20 bicycle parking spaces.
		12.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		13.	That the parking area north of the school building along West Becher Street be eliminated.
		14.	That the existing "School Employee Parking Only" and "Principal Parking Only" signs be removed from the north face of the school building and two "No Parking" signs be installed on the north face of the school building within 30 days.
		15.	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>
60	BZZA-19-00079 Use Variance	PLS Financial Solutions of Wisconsin, Inc. dba PLS Check Cashers, Lessee	3904 S 27TH ST Ald. District 13
		Request to occupy the premises as a currency exchange facility and payday loan agency	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	3Ayes, 0 Nays, 1 B. Blomme Abstained.	
61	BZZA-19-00225 Special Use	B Bailey Properties, LLC, Property Owner	5530 S 13TH ST Ald. District 13
		Request to occupy the premises as a Principal Use Heavy Motor Vehicle Parking Lot	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 existing landscaping as shown on the site plan submitted to the Board on July 23, 2019 is retained. If this landscaping is not retained then the premises must come into full compliance with the landscape and screening requirements of s295-405 of the Milwaukee Code of Ordinances.	
		5. That no work on or storage of vehicles occurs in the public right-of-way.	
		6. That a Department of Public Works (DPW) permit is obtained to resize the driveway approach on South 13th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		10. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		12. That this Special Use is granted for a period of 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>
62	BZZA-19-00232 Special Use	CWP West Corp. dba Mister Car Wash, Property Owner	2006 W OKLAHOMA AV Ald. District 13
		Request to expand the facility and continue occupying the premises as a car wash	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the premises is developed in accordance with the site façade and elevation plans submitted to the Board of Zoning Appeals on July 19, 2019.	
		5. That landscaping and screening in accordance to the landscape plan submitted to the Board on July 19, 2019 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.	
		1. That the unused driveway located on South 20th Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach. Note: The south driveway on South 20th Street will become an unused driveway once the site modifications are constructed.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		10. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	BZZA-19-00057 Use Variance	Sweet Moments Child Care Center, LLC, Lessee	3278 S 9TH PL Ald. District 14
		Request to occupy a portion of the premises as a day care center for 38 children per shift infant - 12 years of age, operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		6.	That the petitioner must be granted an exception by the State of Wisconsin Department of Children and Families to the minimum on-site outdoor play space requirements.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		11.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		12.	That this Variance is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	BZZA-19-00023 Use Variance	Kiddie Oasis, Lessee	1331 N 35TH ST Ald. District 15
		Request to occupy a portion of the premises as a day care center for 20 children per shift infant - 12 years of age, operating Monday - Sunday 8:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That this 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>
65	BZZA-19-00183 Dimensional Variance	Fryerz, LLC, Lessee	2635 W FOND DU LAC AV Ald. District 15
		Request to allow nine type B wall signs that exceed the maximum number of signs allowed on each façade and exceed the maximum display area allowed within each façade	
	Action:	Granted	
	Motion:	Brett Blomme moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 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>
66	BZZA-19-00210 Special Use	Project Hope Youth Center Corporation, Lessee	2004 N 33 ST Ald. District 15
		Request to occupy the premises as a community center and day care center for 50 children per shift, 2 to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. and Saturday 9:00 a.m. - 1 p.m	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 Brown Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		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 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 the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That these Special Uses are granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	BZZA-19-00230 Dimensional Variance	American Elm, LLC, Property Owner	763 N 35TH ST Ald. District 15
		Request to occupy the premises as a permitted contractor's yard that does not meet the minimum landscaping requirement	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That all measures be taken to prevent the generation of fugitive dust from activity on the property, per code section 80-6.2.
		8.	That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.
		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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		11.	That this Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	BZZA-18-00452 Special Use	Safeline Transportation Inc., Property Owner	3628 W SILVER SPRING DR Ald. District 1
		Request to occupy the premises as a ground transportation facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 May 14, 2019 is installed within 120 days of occupancy and is maintained in accordance with the landscape requirements of s295-405 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 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		10. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		11. That motor vehicle repair activities are limited to the medical transport vehicles as described in the submitted plan of operation.	
		12. That all incidental repair work is conducted inside the building.	
		13. That the unused driveway located on West Silver Spring Driveway and the unused driveway located on North 37th 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.	
		14. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	BZZA-19-00032 Special Use, Use Variance	N & W 2018 Properties, LLC, Property Owner	3901 W ROHR AV Ald. District 1
		Request to occupy the premises as an indoor salvage operation, light motor vehicle sales facility, and second-hand store (used motor vehicle parts)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 no storage of vehicles with leaky fluids occur on unpaved surfaces and that the removal of motor vehicle fluids be done in a manner that prevents the draining of fluids into the subsoil or into the sewer system.	
5.		That landscaping and screening in accordance to the plan submitted to the Board on March 14, 2019 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 the existing landscaping along the railroad corridor is maintained.	
7.		That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
8.		That no work on or storage of vehicles occurs in the public right-of-way.	
9.		That no sales vehicles are displayed in the public right-of-way.	
10.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
11.		That no prohibited signage be displayed at the location per code section 295-407-9.	
12.		That the 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 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.	
14.		That the petitioner shall comply with MPD documentation and record keeping requirements if required by City Ordinance.	
15.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
16.		That the outdoor salvage operation is dismissed by the Board.	
17.		That there be no outdoor salvage operations on the premises.	
18.		That vehicles not be stored for more than 48 hours on the premises.	
19.		That these Special Uses and Variance are granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	BZZA-19-00216 Dimensional Variance, Special Use	Best Towing, LLC, Prospective Buyer	3231 W VERA AV Ald. District 1
		Request to occupy the premises as a Ground Transportation Service and Outdoor Motor Vehicle Storage Facility that does not meet the minimum required screening	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	3Ayes, 0 Nays, 1 B. Blomme Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
71	BZZA-19-00187 Dimensional Variance, Special Use, Use Variance	Silver Spring Self Storage, LLC, Property Owner	5525 N 27TH ST Ald. District 1
		Request to occupy the premises as a light motor vehicle outdoor storage facility and heavy motor vehicle outdoor storage facility without the minimum required landscaping	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal.S econded by Karen Dardy and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 sweeps the street and sidewalk area (the area between the street curb and the property line) abutting the premises to remove dust and debris from the parking lot that has migrated into the public right-of-way. Sweeping should be done at least once every 2 weeks until the parking lot has been paved.	
		5. 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 that there is one unused driveway approach on West Silver Spring Drive and one on North 27th Street.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		10. That the Standards and Appeals Commission approved gravel parking lot be maintained in a dust free, rut free condition.	
		11. That measures are taken to prevent tracking of dust or mud into the public right of way.	
		12. That the parking lot be properly paved with required permit at the expiration Standards and Appeals Commission variance No. 7565-A.	
		13. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		14. That this Special Use, this Use Variance and this Dimensional Variance are granted for a period of six (6) 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>
72	BZZA-19-00188 Dimensional Variance, Special Use Variance	Silver Spring Self Storage, LLC, Property Owner	2727 W SILVER SPRING DR Ald. District 1
		Request to occupy the premises as a light motor vehicle outdoor storage facility and heavy motor vehicle outdoor storage facility without the minimum required landscaping	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 0 Nays, 1 B Blomme 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 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 that there is one unused driveway approach on West Silver Spring Drive and one on North 27th Street.	
		5. That the applicant sweeps the street and sidewalk area (the area between the street curb and the property line) abutting the premises to remove dust and debris from the parking lot that has migrated into the public right-of-way. Sweeping should be done at least once every 2 weeks until the parking lot has been paved.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		10. That the Standards and Appeals Commission approved gravel parking lot be maintained in a dust free, rut free condition.	
		11. That measures are taken to prevent tracking of dust or mud into the public right of way.	
		12. That the parking lot be properly paved with required permit at the expiration Standards and Appeals Commission variance No. 7565-B.	
		13. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		14. That this Special Use, this Use Variance and this Dimensional Variance are granted for a period of six (6) 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>
73	BZZA-19-00082 Special Use	KHALIL Organization, LLC, Property Owner	6228 W CAPITOL DR Ald. District 2
		Request to occupy the premises as an assembly hall	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Jennifer Current and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
74	BZZA-19-00157 Special Use	Yilitha Semons, Lessee	7300 W SHERIDAN AV Ald. District 2
		Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant - 12 years of age, operating Monday-Saturday	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no prohibited signage be displayed at the location per code section 295-407-9. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the facility does not exceed the capacity established by the State Department of Children and Families. 10. That this Special Use is granted for a period of 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>
75	BZZA-19-00212 Special Use	Wisconsin Electric Power Company, Property Owner	6233 N 76TH ST Ald. District 2
		Request to remove the existing transmission tower and to erect a transmission tower that exceeds the maximum allowed height (allowed 85 ft./proposed 180 ft.)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 for a period of fifteen (15) years, commencing with the date hereof.
76	BZZA-19-00217 Special Use	817-819 Marshall Building LLC, Prospective Buyer	819 N MARSHALL ST Ald. District 4
		Request to occupy the premises as a commercial hotel, tavern and sit-down restaurant	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That all required Municipal and/or State licenses be obtained and maintained while the occupancy is in use.
		9.	That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.
		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>
77	BZZA-19-00218 Dimensional Variance, Special Use	The Wisconsin Conservatory of Music, Other	1330 N PROSPECT AV Ald. District 4
		Request to occupy a portion of the premises as a parking lot that does not meet the required landscaping and paving (temporary lot for use during renovation)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That this Special Use and these Variances are granted for a period of time, commencing with the date hereof, and expiring January 31, 2020.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	BZZA-19-00214 Dimensional Variance	Upesh Shah, Property Owner	9717 W APPLETON AV Ald. District 5
		Request to raze the existing structures and construct a new motel (permitted) that does not meet the minimum setback and the primary entrance door requirements	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the certified survey map combining these parcels is approved by the common council.	
		5. That a landscape and screening plan for the parking lot that meets the requirements of city code section 295-405 is submitted to and approved by the Plan Examination section of the Department of Neighborhood Services Development Center prior to the issuance of any permits.	
		6. That landscaping and screening in accordance with an approved landscape plan 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.	
		7. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		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 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 all required Municipal and/or State licenses be obtained and maintained while the occupancy is in use.	
		13. That these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	BZZA-19-00045 Use Variance	Carlos Uriona, Property Owner	2420 N BOOTH ST Ald. District 6
		Request to occupy a portion of the premises as an outdoor storage facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 not conduct outdoor salvage activities.	
		5. That all regulations are followed regarding unconstrained waste and debris in MCO chapter 79.	
		6. That the property is kept free of uncontained waste and debris.	
		7. That no furniture is kept outside that is designed or manufactured for indoor use, including but not limited to upholstered furniture.	
		8. That all material stored is kept in a manner to prevent rat or vermin infestation.	
		9. That no outdoor storage occur on the lot except in the completely enclosed rear yard.	
		10. That no nuisance vehicles are kept on the property.	
		11. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises.	
		12. That this Use 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>
80	BZZA-19-00126 Special Use	Jay's Towing MKE, LLC, Lessee	3950 N HOLTON ST Ald. District 6
		Request to occupy the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 maximum of 10 vehicles will be stored in the east parking lot behind the building.
		5.	That no work on or storage of vehicles occurs in the public right-of-way.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		9.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		10.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		11.	That all repair work is conducted inside the building.
		12.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		13.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		14.	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>
81	BZZA-18-00474 Special Use	Safety First Learning Center, Lessee	3380 N 35TH ST Ald. District 7
		Request to occupy a portion of the premises as a day care center for 72 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy and unanimously approved.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 Townsend Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		8.	That the 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 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 the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That this Special Use is granted for a period of 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>
82	BZZA-18-00468 Use Variance	Mike's Kennel, Property Owner	3211 N 41ST ST Ald. District 7
		Request to occupy the premises as an animal boarding facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
83	BZZA-19-00104 Dimensional Variance, Use Variance	Ann Williams, Property Owner	4607 N 51ST BL Ald. District 7
		Request to occupy a portion of the premises as an accessory use parking lot for five vehicles	
	Action:	Granted	
	Motion:	Brett Blomme moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 1 (K Dardy) 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 storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		5. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		6. That the driveway approach be resized to accommodate the width of the parking slab within one year.	
		7. That a Department of Public Works (DPW) permit is obtained to resize the driveway approach on West Glendale Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process. Please note: As part of the permit there will be fees associated with removal of the existing street tree.	
		8. That this Use Variance and this Dimensional Variance 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>
84	BZZA-19-00189 Dimensional Variance, Special Use	Jaser Jaber, Property Owner	4778 N 51ST BL Ald. District 7
		Request to construct a new accessory use parking lot and a new general retail building (permitted) that does not meet the front entrance requirements, exceeds the maximum allowed side street setback, and does not meet the minimum required landscape width	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	3 Ayes, 0 Nays, 1 B. Blomme 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 a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		7.	That landscaping and screening in accordance to the plan submitted to the Board on May 17,2019 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
		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 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 Dimensional Variance and 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>
85	BZZA-18-00460 Dimensional Variance, Special Use	One Outdoor, LLC., Property Owner	621 E BRADY ST Ald. District 3
		Request to allow an off-premise freestanding sign that exceeds the maximum display area, maximum allowed height, does not meet the required distance to a residential district, and the minimum required lot line setback	
	Action:	Adjourned	
	Motion:		
	Vote:		
86	BZZA-19-00108 Dimensional Variance	Matt Talbot Recovery Services, Inc., Property Owner	429 W UNCAS AV Ald. District 13
		Request to divide the parcel into two lots that does not meet the minimum required lot width	
	Action:	Adjourned	
	Motion:		
	Vote:		

Other Business:

Board member moved to approve the minutes of the meeting. Seconded by Board member . Unanimously approved.

The Board set the next meeting for September 12, 2019.

Board member Eric Lowenberg moved to adjourn the meeting at 7:57 p.m. Seconded by Board member Jennifer Current. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board