

**BOARD OF ZONING APPEALS
CITY OF MILWAUKEE**

**REGULAR MEETING - March 07, 2019
City Hall, Common Council Committee Room 301-A**

MINUTES

PRESENT:

Chairperson: Brett Blomme (*voting on items 1 - 48*)
Vice Chairman: Henry Szymanski (*voting on items 1 - 48*)
Members: Jewel Currie (*excused*)
Jennifer Current (*voting on items 1 - 48*)
Eric Lowenberg (*voting on items 1 - 48*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 - 46, 48*)
Erik Richardson (*excused*)

START TIME: 2:09 p.m.

END TIME: 5:54 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-18-00412 Dimensional Variance	Milwaukee Nursing Realty, LLC, Property Owner Request to allow a second freestanding sign that exceeds the maximum number of allowed signs on site and exceeds the maximum allowed display area	2115 E WOODSTOCK PL Ald. District 3
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
2	BZZA-18-00181 Special Use	My Life My Journey Home, Inc., Property Owner Request to occupy the premises as a small shelter care facility for 8 occupants	3756 N 22ND ST Ald. District 6
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 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-18-00121 Dimensional Variance, Special Use	A Right Turn Auto, Inc., Lessee	5750 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
4	BZZA-18-00333 Special Use	State Disposal Services, LLC, Lessee	9530 N 107TH ST Ald. District 9
		Request to occupy the premises as a recycling collection facility	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
5	BZZA-18-00311 Special Use	414 Kustoms, LLC, Lessee	7202 W APPLETON AV Ald. District 10
		Request to continue occupying the premises as a light motor vehicle body shop (this is a new operator)	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
6	BZZA-18-00291 Special Use	HG Lisbon, LLC, Prospective Buyer	6016 W LISBON AV Ald. District 10
		Request to add a drive-through facility to the Board-approved fast-food/ carryout restaurant (this is a new operator)	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-16-00419 Special Use	Darryl Ware, Lessee	2028 N 31ST ST Ald. District 15
		Request to add an outdoor motor vehicle storage facility and to continue occupying the premises as a motor vehicle repair facility	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
8	BZZA-17-00442 Use Variance	Leader Luxury Motors, LLC, Lessee	6770 N 43RD ST Ald. District 1
		Request to occupy the premises as an assembly hall (banquet hall)	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
9	BZZA-18-00336 Special Use	Harvest Group, LLC, Lessee	3718 W LANCASTER AV Ald. District 1
		Request to occupy a portion of the premises as a day care center for 110 children first shift and 80 children second shift infant to 12 years of age, operating Monday - Saturday 5:30 a.m. to midnight	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
10	BZZA-18-00447 Dimensional Variance	Spectrum Holdings, Inc., Property Owner	1363 N PROSPECT AV Ald. District 3
		Request to convert an existing office building to a single-family dwelling and to continue occupying the existing parking lot (non-conforming) in the rear that exceeds the number of allowed parking spaces	
	Action:	Adjourned	
	Motion:		
	Vote:		

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11	BZZA-19-00013 Use Variance	The Hub MKE, LLC, Lessee	1824 W STATE ST Ald. District 4
		Request to occupy the premises as a household maintenance and repair service facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 approval is for bicycle repair and sales and accessory equipment, accessory merchandise.	
		9. All repair activity occurs completely within the enclosed building.	
		10. That the applicant does not have outdoor storage, or outdoor display of products or merchandise.	
		11. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		12. That this Variance is granted for a period of five (5) years, commencing with the date hereof.	
12	BZZA-19-00025 Special Use	Merrill Park Petroleum Corp., Lessee	200 N 35TH ST Ald. District 4
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Adjourned	
	Motion:		
	Vote:		

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13	BZZA-19-00038 Special Use	Body in Balance Pilates Studio, LLC, Lessee	759 N MILWAUKEE ST Ald. District 4
		Request to occupy a portion of the premises as a personal instruction school (pilates studio)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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>
14	BZZA-18-00466 Special Use	Nigerian Community In Milwaukee, Inc., Property Owner	8310 W APPLETON AV Ald. District 5
		Request to continue occupying the premises as a community center	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 existing first floor windows along the Appleton Ave. frontage be retained as transparent vision glass.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-19-00020 Special Use	Third Coast Renovation, LLC, Property Owner	2100 N PALMER ST Ald. District 6
		Request to occupy the premises as a general office	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-19-00017 Special Use	Dead Bird Brewing Co., Lessee	1726 N 5TH ST Ald. District 6
		Request to occupy the premises as a tavern and brewpub	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 for LB2 zoning districts.	
		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 these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.	

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17	BZZA-18-00467 Special Use	True Love Missionary Baptist Church- Outreach Center, Property Owner	220 W KEEFE AV Ald. District 6
		Request to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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>
18	BZZA-19-00035 Special Use	My Little Dreamers Child Care Center, LLC, Lessee	4036 N 51ST BL Ald. District 7
		Request to continue occupying the premises as a day care center for 50 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.	
	Vote:	4 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 facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		11.	That the storefront windows along N. 51st Blvd remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		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>
19	BZZA-19-00028 Special Use	Kidz Town Learning Center, Lessee	4235 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a day care center for 14 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		11.	That 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.
		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>
20	BZZA-19-00012 Special Use	All Walks of Life Childcare 11, Lessee	4122 W FOND DU LAC AV Ald. District 7
		Request to increase the number of children from 50 per shift to 75 per shift and continue occupying the premises as a 24 hour day care center for children infant- 12 years of age, operating Monday - Sunday (this is a new operator)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 applies for a loading zone on West Fond du Lac Avenue within thirty (30) days, if one does not exist presently. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		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 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>
21	BZZA-19-00014 Special Use	Mitra Midwest Operations, LLC, Lessee	3411 W BURLEIGH ST Ald. District 7
		Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 a manner that meets the intent of city code.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.	
		8. That 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 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.	
		12. That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.	

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22	BZZA-18-00470 Special Use	JB's Integrity Motors, Inc., Lessee	4711 N HOPKINS ST Ald. District 7
		Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 more than 23 vehicles be parked on site for any reason at a any time.
		5.	That the gates on North Hopkins Street be altered so that they do not swing open towards the street.
		6.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		7.	That landscaping and screening in accordance to the plan submitted to the Board on December 27, 2018 is installed within 90 days of occupancy and is maintained in accordance with the landscape requirements of s295-405 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.
		8.	That 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 incidental repair work is conducted inside the building.
		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>
23	BZZA-18-00448 Special Use	AMRI Counseling Services, Lessee	3536 W FOND DU LAC AV Ald. District 7
		Request to occupy a portion of the premises as a social service facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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>
24	BZZA-18-00461 Special Use	Sherry's Sunshine Playland, LLC, Lessee	5506 W CENTER ST Ald. District 10
		Request to occupy the premises as a day care center for 24 children per shift infant - 12 years of age, operating Sunday - Saturday 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		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 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 facility does not exceed the capacity established by the State Department of Children and Families.
		14.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-19-00011 Use Variance	Laserfied Tattoo Removal, LLC, Lessee	2778 S 35TH ST Ald. District 11
		Request to occupy a portion of the premises as a personal service facility (tattoo removal)	
	Action:	Adjourned	
	Motion:		
	Vote:		
26	BZZA-19-00009 Special Use	L & J Service Centers, LLC, Lessee	2750 S 14TH ST Ald. District 14
		Request to increase the hours of operation from Monday - Friday 7:30 a.m. - 5:00 p.m. to Monday - Friday 5:00 a.m. - 6:00 p.m. and Saturday 6:00 a.m. - 12:00 p.m., and continue occupying a portion of the premises as a motor vehicle repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 all repair work is conducted inside the building.
		9.	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.
		10.	That no work on or storage of vehicles occurs in the public right-of-way.
		11.	That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.
		12.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on March 16, 2021.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-19-00021 Special Use	JCC Childcare Center of the Arts, LLC, Lessee	5244 N 35TH ST Ald. District 1
		Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours for the Board approved day care center for 40 children per shift infant - 12 years of age operating Monday - Sunday	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		11.	That a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		12.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 14, 2021.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-18-00457 Special Use	Dream Chasers Academy, LLC, Lessee	5226 W HAMPTON AV Ald. District 1
		Request to occupy the premises as a day care center for 95 children per shift infant - 13 years of age, operating Sunday - Saturday 5:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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>
29	BZZA-19-00010 Special Use	Armani Learning Center, Inc., Lessee	4075 N TEUTONIA AV Ald. District 1
		Request to increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight, and continue occupying the premises as a day care center for 79 children per shift infant - 13 years of age, operating Monday - Friday	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 North Teutonia 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 applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		11.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		12.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-19-00001 Special Use	Precious Blessings Learning Center, LLC, Lessee	6915 W FOND DU LAC AV Ald. District 2
		Request to continue occupying the premises as a day care center for 74 children per shift, infant to 13 years of age, operating Monday-Sunday, 5:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		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 facility does not exceed the capacity established by the State Department of Children and Families.
		12.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-19-00022 Special Use	1815 Arlington, LLC, Prospective Buyer	1813 N ARLINGTON PL Ald. District 3
		Request to construct and occupy the premises as a multiple principal residential building (combining lots with 1819-21 N. Arlington Pl.)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 site is developed in accordance with the site, elevation and façade plans submitted to the Board on January 23, 2019. This includes, but is not limited to, consistency with dimensions, building modulation, entrance locations, façade material, guard rails, opaque glass overhead garage doors, landscape concept and all aspects of the submitted design.
		5.	That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.
		6.	That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, occupancy of any portion of the public right-of-way during construction and replacement any public sidewalk.. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		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 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>
32	BZZA-18-00024 Dimensional Variance	Thomas J. Spera and Frances P. Spera, Property Owner	1600 N HUMBOLDT AV Ald. District 3
		Request to increase the number of parking spaces on the existing rear parking lot (non-conforming) from 8 to 10 spaces without the minimum required landscaping	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 landscape plan submitted to the Board on January 31, 2019 is revised to include plant material along the east property line.	
		5. That landscaping and screening in accordance a landscape plan that has been approved by the Zoning Administrative Group is installed by August 1, 2019 and is maintained in accordance with s295-405 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		6. That the applicant removes the bollards located along East Pleasant Street from the public right-of-way within 60 days.	
		7. That the applicant removes the concrete between the property line and the paved public sidewalk and plants sod and/or other plant materials within 60 days.	
		8. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials; removal of bollards from the public right-of-way; and removal of concrete pavement between the public sidewalk and the property line. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		9. That the site plan is modified to designate a space for garbage and recycling cart storage. Garbage and recycling carts may not be stored in the public right-of-way. The modified plan must be provided to the Zoning Administration Group for approval within 30 days.	
		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 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>
33	BZAP-18-00002 Appeal of Order	SALS Houses, Inc., Property Owner	3445 N WEIL ST Ald. District 3
		Request to appeal an order from the Department of Neighborhood Services stating that the premises is being used as a transitional housing facility and requires a Use Variance	
	Action:	Adjourned	
	Motion:		
	Vote:		
34	BZZA-19-00027 Dimensional Variance	Astor Apartments of Wisconsin LP dba Extra Space Self Storage, Property Owner	250 N 12TH ST Ald. District 4
		Request to erect a wall sign that exceeds the maximum allowed display area	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 Variance is granted to run with the land.
35	BZZA-18-00458 Special Use, Use Variance	Wisconsin Community Services (WCS), Lessee	7711 W HAMPTON AV Ald. District 5
		Request to occupy the premises as a social service facility and a rooming house for 18 occupants	
	Action:	Denied	
	Motion:	Eric Lowenberg moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	3 Ayes, 1 Nays, 1 B. Blomme Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-18-00473 Special Use	Concordia Marketplace, Lessee	3293 N 14TH ST Ald. District 6
		Request to occupy the premises as a general retail establishment (grocery store)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 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>
37	BZZA-18-00435 Special Use	Mr. J.R.'s Tire Shop, Lessee	3210 N MARTIN L KING JR DR Ald. District 6
		Request to occupy a portion of the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 fence gates at the driveway on North Dr. Martin Luther King Jr. Drive swing open into the property only. If necessary, the gates must be modified within 60 days.	
		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 the facility is not used as a light or heavy motor vehicle storage facility without first obtaining proper approvals and permits.	
		15. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		16. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on 10/22/09, and in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		17. 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>
38	BZZA-19-00008 Use Variance	Sunny Day Family Childcare, LLC, Lessee	8711 W THURSTON AV Ald. District 2
		Request to occupy a portion of the premises as a day care center for 8 children per shift infant to 13 years of age, operating 5:00 a.m. to midnight	
	Action:	Denied	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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>
39	BZZA-18-00453 Special Use	Tech 29, LLC, Lessee	2725 S 29TH ST Ald. District 8
		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.	
	Vote:	4 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 February 26, 2019 is installed within 90 days of occupancy and is maintained in accordance with the landscape requirements of s295-405 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		5. That no more than 10 vehicles are parked outdoors on the parking lot for any reason at a any time.	
		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 petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		12. That all repair work is conducted inside the building.	
		13. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		14. That 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 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>
40	BZZA-18-00236 Special Use	Homers Towing & Service, Inc., Property Owner	11412 W BROWN DEER RD Ald. District 9
		Request to continue occupying the premises as a light and heavy motor vehicle sales facility, repair facility, and outdoor storage facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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.	That no work on or storage of vehicles occurs in the public right-of-way.
		13.	That no sales vehicles are displayed in the public right-of-way.
		14.	That these Special Uses are granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-18-00235 Special Use	Homers Towing & Service, Inc., Property Owner	11430 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as a light and heavy motor vehicle sales facility, repair facility, and outdoor storage facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 March 5, 2019 is installed within 120 days of Board approval of the special use and is maintained in accordance with the landscape requirements of s295-405 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		9. That 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 no work on or storage of vehicles occurs in the public right-of-way.	
		14. That no sales vehicles are displayed in the public right-of-way.	
		15. 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>
42	BZZA-19-00029 Use Variance	Happy Paws Grooming and Daycare, LLC, Prospective Buyer	1132 S BARCLAY ST Ald. District 12
		Request to occupy the premises as an animal boarding and animal grooming or training facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	4 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 more detailed landscape and fence plan for the outdoor dog walk area along the S. Barclay St frontage is submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group.	
		5. That landscaping and fencing in accordance with an approved plan is installed within 90 days of occupancy and is maintained in accordance with s295-405 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.	
		7. That the outdoor dog run area is not utilized before 8:00 A.M. or after 6:00 P.M.	
		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 an animal keeping establishment permit be obtained from the Department of Neighborhood Services after an occupancy permit has been obtained and business operations have commenced.	
		13. 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>
43	BZZA-18-00459 Special Use, Use Variance, Dimensional Variance	LaLonde Contractors, Inc., Lessee	6245 S 6TH ST Ald. District 13
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 any stockpiles are in compliance with s.295-805-4-h-2 of the Milwaukee Zoning code.
		5.	That the landscape plan submitted to the Board on February 15, 2019 is revised. The revised plan must note the location of any concrete crushing machinery, denote the height and location of any berms and should be on larger paper with readable scale and dimensions.
		6.	That the petitioner shall take sufficient measures to ensure that dust, debris or other potential nuisances be contained on site.
		7.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, 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.
		8.	That the existing guardrail be maintained and that and landscape plantings be located behind the guardrail.
		9.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		10.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		11.	That all measures be taken to prevent the generation of fugitive dust from activity on the property, per code section 80-6.2.
		12.	That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.
		13.	That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.
		14.	That the petitioner follow all rules from the Wisconsin Department of Natural Resources relevant to groundwater runoff.
		15.	That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.
		16.	That these Special Use and Variances 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>
44	BZZA-18-00446 Dimensional Variance	Milwaukee Threads, Lessee	5151 S HOWELL AV Ald. District 13
		Request to allow the an addition of a sign box to the Board-approved freestanding sign that exceeds the maximum allowed display area	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
45	BZZA-19-00005 Dimensional Variance	McDonald's Corporation, Property Owner	617 W OKLAHOMA AV Ald. District 14
		Request to allow a freestanding sign with an electronic message board that exceeds the maximum display area	
	Action:	Denied	
	Motion:	Eric Lowenberg moved to deny the appeal. Seconded by Henry Szmanski.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
46	BZZA-18-00430 Special Use	Inspiring Young Men, Lessee	2658 N SHERMAN BI Ald. District 15
		Request to occupy the premises as a small group shelter care facility for 8 occupants	
	Action:	Denied	
	Motion:	Eric Lowenberg moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	3 Ayes, 2 Nays, Abstained.	
47	BZZA-18-00416 Special Use	Namaste Group Home, LLC, Property Owner	2829 N 44TH ST Ald. District 7
		Request to occupy the premises as a group foster home for 8 occupants	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 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>
48	BZZA-18-00286 Special Use	Schmied Incorporated Transitional Living and Family Services, Property Owner	7700 W THURSTON AV Ald. District 2
		Request to occupy a portion of the premises as a group foster home for 8 occupants	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Karen Dardy.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	

Other Business:

Board member Eric Lowenberg moved to approve the minutes of the February 7, 2019 meeting. Seconded by Board member Karen Dardy. Unanimously approved.

The Board set the next meeting for April 4, 2019.

Board member Eric Lowenberg moved to adjourn the meeting at 5:54 p.m. Seconded by Board member Henry Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board