

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - May 30, 2019
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairperson: Brett Blomme (*voting on items 1 - 41*)
Vice Chairman: Henry Szymanski (*voting on items 1 - 41*)
Members: Jewel Currie (*excused*)
Jennifer Current (*voting on items 1 - 41*)
Eric Lowenberg (*voting on items 1 - 41*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 - 16, 18 - 41*)
Erik Richardson (*excused*)

START TIME: 2:08 p.m.

END TIME: 5:21 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-18-00380 Special Use	Calumet Motor Cars, Inc., Lessee	8425 W CALUMET RD Ald. District 9
		Request to occupy a portion of the premises as a light motor vehicle sales facility	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
2	BZZA-19-00068 Dimensional Variance	Brent and Pamela Fraser, Property Owner	5037 W WASHINGTON BL Ald. District 10
		Request to allow landscaping that exceeds the maximum allowed height for objects located within the vision triangle	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Henry Szymanski.	
	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-18-00318 Special Use	Feeding His Flock Inc., Lessee	500 W LINCOLN AV Ald. District 14
		Request to occupy the premises as a social service facility	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
4	BZZA-19-00086 Dimensional Variance	Josephine Santiago, Property Owner	1254 N 24TH ST Ald. District 4
		Request to construct an accessory structure (deck) that exceeds the maximum allowed lot coverage	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 B. Blomme Abstained.	
5	BZZA-17-00323 Special Use	Cynthia Black, Lessee	8320 W LISBON AV Ald. District 5
		Request to increase the number of children from 55 to 85 per shift and continue occupying the premises as a day care center for children infant to 12 1/2 years of age, operating Monday - Friday 6:00 a.m. - midnight	
	Action:	Dismissed	
	Motion:	Eric Lowenberg moved to dismiss the appeal. Seconded by Henry Szymanski.	
	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>
6	BZZA-19-00119 Special Use	Milwaukee Health Service Systems, LLC, Lessee	3707 N RICHARDS ST Ald. District 6
		Request to continue occupying the premises as a medical service facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-19-00118 Special Use	KidsLIFE Family and Childcare Center, Inc., Lessee	5114 W CENTER ST Ald. District 10
		Request to continue occupying a portion of the premises as a day care center for 21 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m.	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 facility does not exceed the capacity established by the State Department of Children and Families.
		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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	BZZA-19-00142 Dimensional Variance	Muros, LLC, Lessee	408 W FLORIDA ST Ald. District 12
		Request to allow an off-premise wall sign (mural) that exceeds the maximum allowed display area	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-19-00121 Special Use	America's Auto Shop, LLC, Property Owner	1058 W WINDLAKE AV Ald. District 12
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 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 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>
10	BZZA-19-00116 Special Use	Realmex Corp., Property Owner	827 S CESAR E CHAVEZ DR Ald. District 12
		Request to continue occupying the premises as a currency exchange facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
11	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:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-19-00106 Special Use	The Universal Church, Lessee	1215 S CESAR E CHAVEZ DR Ald. District 12
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-19-00128 Special Use	Deborah T. Washington Learning Center, LLC, Property Owner	3002 W SILVER SPRING DR Ald. District 1
		Request to increase the hours of operation from 5:00 a.m. - 9:00 p.m. to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 120 children per shift infant - 13 years of age, operating Monday - Friday	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 reflecting the increase in the number of children to the Board of Zoning Appeals within 60 days of State issuance of the license.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That 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-19-00130 Special Use	RLL Investments, LLC dba Cutt Loose Auto Works & Collision Center, Lessee	7219 W FOND DU LAC AV Ald. District 2
		Request to continue occupying the premises as a light motor vehicle repair facility, sales facility, and body shop	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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>
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 planter boxes are maintained with plant material in accordance with the landscape plan submitted to the Board on April 17,2019.	
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.		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.	
15.		That any signage in the public right-of-way conforms to MCO s. 244-10.	
16.		That no work on or storage of vehicles occurs in the public right-of-way.	
17.		That no sales vehicles are displayed in the public right-of-way.	
18.		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>
15	BZZA-19-00112 Use Variance	Top Shelf Apparel, LLC, Lessee	1051 E OGDEN AV Ald. District 4
		Request to continue occupying the premises as an indoor wholesale and distribution facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 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 this Variance is granted for a period of five (5) years, commencing with the date hereof.	
16	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:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	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:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		9. That the applicant establish a community advisory committee consisting of representatives from the proposed large group shelter care facility in the neighborhood in which the proposed facility will be located and a local unit of government, in accordance with s. 48.68(4) or s. 50.03(4)(g), Wis. Stats., as applicable with the local government representative being the local common council member or the council member's designee.	
		10. That the applicant submit a written report including minutes of quarterly meetings of the community advisory committee to the Board of Zoning Appeals office.	
		11. That the applicant submit records of elopement to the Board of Zoning Appeals office.	
		12. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	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:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-19-00089 Special Use	S&O Exports, LLC dba Mr. Stereo II, Lessee	5735 W HAMPTON AV Ald. District 7
		Request to continue occupying the premises as light motor vehicle wholesale facility (permitted) and light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	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>
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 landscape and screening plan for the parking lot that meets the intent of the Milwaukee Code of Ordinances s295-405-3-a for screening of motor vehicle parking lots from public streets is submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group.	
5.		That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of approval of the special use 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 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 all installation and testing audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification, and that customers are not permitted to test alarms or audio equipment on-site unless the tests are conducted inside the building with the doors closed and at minimum amplification.	
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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
14.		That all repair work is conducted inside the building.	
15.		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.	
16.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
17.		That the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
18.		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-19-00074 Special Use	El Patio, LLC, Property Owner	3126 W PIERCE ST Ald. District 8
		Request to occupy a portion of the premises (first floor) as an assembly hall	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. 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	
		6. That the applicant obtains additional off street parking for events with more than 84 attendees. Applicant must provide proof of such agreement to the BOZA office within 60 days.	
		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 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>
21	BZZA-19-00136 Use Variance	Fun for Kids Bilingual Academy, LLC, Lessee	3014 W LINCOLN AV Ald. District 8
		Request to occupy the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Friday 5:30 a.m. - 7:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	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 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 the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		13.	That this Variance is granted for a period of three (3) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-19-00097 Dimensional Variance	Mohindra, Inc. d/b/a Vince's Beer & Liquor, Property Owner	7141 N 43RD ST Ald. District 9
		Request to allow an intensification of the existing (non-conforming) freestanding sign that exceeds the maximum allowed height	
	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 all wall signage (with the exception of the internally illuminated box sign located above the storefront windows) be removed in order to be in compliance with the signage regulations of s295-505-5 of the Milwaukee Code of ordinances.
		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 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-19-00075 Special Use	GP Petroleum, LLC, Property Owner	5990 W GOOD HOPE RD Ald. District 9
		Request to continue occupying the premises as a motor vehicle filling station and convenience store	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That a landscape and screening plan for the parking lot that meets the intent of city code section 295-405 is submitted to and approved by the Plan Examination section of the Milwaukee Development Center prior to the issuance of any permits.
		6.	That landscaping and screening in accordance with an approved landscape plan is implemented within 180 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 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 does not have outdoor storage or display of products or merchandise.
		11.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter. Note: West Good Hope Road is a county highway and a separate permit from Milwaukee County will be required for plantings in the West Good Hope Road right-of-way.
		12.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	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:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4Ayes, 0Nays, 1 B. Blomme Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-19-00053 Special Use	Logan's Detail & C.A.R. Services, LLC, Lessee	2571 N 55TH ST Ald. District 10
		Request to continue occupying a portion of the premises as a car wash (this is a new operator)	
	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 vehicles enter and leave the site only through the driveway approach in front of the garage door at this premises.	
		5. That no work on or storage of vehicles occurs in the public right-of-way.	
		6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code	
		7. That the decorative metal fence along the N. 55th Street frontage is maintained in a manner that meets the intent of city code	
		8. That all car wash activity is conducted inside of the building.	
		9. That all wastewater is contained on site.	
		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 all car washing, drying and detailing activity is confined to inside of the building.	
		14. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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>
26	BZZA-19-00123 Special Use	Scrub-A-Dub Systems, Inc., Property Owner	7315 W APPLETON AV Ald. District 10
		Request to continue occupying the premises as a car wash	
	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 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 unused driveway located on West Appleton Avenue, located just north of West Chapman Place, 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.	
		9. That the unused portion of the driveway located on West Appleton Avenue at the north end of the property be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.	
		10. That a raised planting bed be recreated in this location. and that plant material is installed and maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		11. That 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-19-00114 Dimensional Variance	Jorge & Guillermina Quiroz, Property Owner	1014 S 2ND ST Ald. District 12
		Request to construct a two-family dwelling that does not meet the lot area per dwelling unit, side setbacks, combined side setback, rear setbacks, and exceeds the interior lot coverage	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, storing materials in the public right-of-way; closing the sidewalk to facilitate work on the building exterior; and replacing the paved public sidewalk. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		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 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>
28	BZZA-19-00110 Special Use	Oscar Basurto, Property Owner	1724 W FOREST HOME AV Ald. District 12
		Request to add a light motor vehicle sales facility to the Board-approved light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 four (4) vehicles be parked outside on the parking lot at any time, for any reason.	
		5. That no work on or storage of vehicles occurs in the public right-of-way.	
		6. That no sales vehicles are displayed in the public right-of-way.	
		7. That the decorative metal fence along the W. Forest Home frontage is maintained.	
		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 the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
		16. 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.	
		17. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 8, 2027.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-19-00137 Dimensional Variance	Michael Busateri, Property Owner	2777 S WENTWORTH AV Ald. District 14
		Request to construct a garage that exceeds the maximum allowed height and sidewall height	
	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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		5. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		6. That these Variances are granted to run with the land.	
30	BZZA-19-00115 Dimensional Variance	Stephen and Amy Bruns, Property Owner	822 E LINCOLN AV Ald. District 14
		Request to construct a garage that exceeds the maximum allowed lot coverage	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		5. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		6. 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>
31	BZZA-19-00105 Special Use	K Cal, Inc. DBA Wink Auto Electric and Brake Service, Lessee	1834 W WALNUT ST Ald. District 15
		Request to continue occupying the premises as a motor vehicle repair facility	
	Action:	Granted	
	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>
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 revised site plan dated May 29, 2019 is approved.	
5.		That no more than 17 vehicles be parked on the parking lot for any reason at any time.	
6.		That no work on or storage of vehicles or vehicle parts occurs in the public right-of-way.	
7.		That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 24, 2015, and 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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
13.		That all repair work is conducted inside the building.	
14.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
15.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
16.		That the establishment will not operate as a motor vehicle outdoor storage facility.	
17.		That the establishment will not operate as a salvage facility.	
18.		That no inoperable vehicles be parked outside on the property longer than 48 hours.	
19.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
20.		That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-19-00107 Use Variance	Butterflyz, LLC, Lessee	3628 W WRIGHT ST Ald. District 15
		Request to continue occupying the premises as a large group shelter care facility for 10 occupants	
	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 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.
		9.	That the applicant establish a community advisory committee consisting of representatives from the proposed large group shelter care facility in the neighborhood in which the proposed facility will be located and a local unit of government, in accordance with s. 48.68(4) or s. 50.03(4)(g), Wis. Stats., as applicable with the local government representative being the local common council member or the council member's designee.
		10.	That the applicant submit a written report including minutes of quarterly meetings of the community advisory committee to the Board of Zoning Appeals office.
		11.	That the applicant submit records of elopement to the Board of Zoning Appeals office.
		12.	That this Variance 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>
33	BZZA-19-00122 Special Use	Darryl Ware dba Loves Tires, Lessee	2028 N 31ST ST Ald. District 15
		Request to add an outdoor motor vehicle storage facility and continue occupying a portion of the premises as a light motor vehicle repair facility	
	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 landscaping and screening in accordance with an approved landscape plan is submitted to the Board of Zoning Appeals Zoning Administration Group within 90 days.
		5.	That landscaping and screening in accordance with an approved landscape plan is implemented within 180 of approval of the Zoning Administration Group and is maintained in accordance with s.295-405-1 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 no work on or storage of vehicles or vehicle parts 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 these Special Uses are granted for a period of three (3) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-19-00133 Special Use	D+D Vehicles, Property Owner	1962 W HAMPTON AV Ald. District 1
		Request to occupy the premises as a light motor vehicle sales 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That additional plant material is installed in the planting strip along the W. Hampton Ave. frontage.	
		6. That no sales vehicles are displayed 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 petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
		12. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-19-00077 Dimensional Variance, Special Use	Square Business Automotive, Prospective Buyer	4152 N 35TH ST Ald. District 1
		Request to occupy the premises as a light motor vehicle sales facility without the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 1 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 a landscape and screening plan for the parking lot that meets the intent of city code section 295-405 is submitted to and approved by the Plan Examination section of the Milwaukee Development Center prior to the issuance of any permits.	
		6. That landscaping and screening in accordance with an approved landscape plan is implemented within 180 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 no more than seven (7) vehicles are parked outdoors for any reason at any time.	
		8. That no sales vehicles are displayed in the public right-of-way.	
		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 petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
		14. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	
		15. That the Variance is denied.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-19-00117 Use Variance	The Infinite Church, Inc., Lessee	6750 N 43RD ST Ald. District 1
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	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 May 8, 2019 is revised to meet the intent of City Code s295-405. Specifically the revised landscape plan must identify the width of the planting strip and provide additional trees on the parcel along the N. 43rd St frontage.	
		5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	
		6. That the applicant installs landscaping between the parking lot and the paved public sidewalk as shown on landscaping plan submitted May 8, 2019.	
		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 bicycle parking be provided per Milwaukee Code of Ordinances Section 295-404.	
		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 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>
37	BZZA-19-00094 Special Use	Action Towing LLC dba Action Auto and Towing, Lessee	4453 N GREEN BAY AV Ald. District 1
		Request to continue occupying the premises as a ground transportation service (permitted) and light motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	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>
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 landscaping and screening in accordance to the plan submitted to the Board on March 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 the unused driveway located on West Cornell 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.	
7.		That no work on or storage of vehicles occurs in the public right-of-way.	
8.		That no sales vehicles are displayed in the public right-of-way.	
9.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
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 all repair work is conducted inside the building.	
12.		That a waste tire generator license must be obtained by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
13.		Dogs kept outdoors for more than one hour at a time shall be provide moistureproof and windproof shelter of a size which allows the animal to turn around freely and to easily sit, stand and lie down, in a normal position and to keep the animal clean, dry and comfortable. This condition should happen immediately once the use is approved.	
14.		Whenever the outdoor temperature is below 40 degrees F, clean, dry bedding material in quantity and type approved by a duly appointed humane society officer shall be provided in such shelters for insulation and to retain the body heat of the animal. This condition should happen immediately once the use is approved.	
15.		The owner or caretaker of an animal shall immediately after deposit of fecal matter on premise, shall remove all fecal matter by shovel, scoop, bag or other item and properly wrap and deposit the fecal matter in an approved waste container. This condition should happen immediately once the use is approved.	
16.		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.	
17.		That no prohibited signage be displayed at the location per code section 295-407-9.	
18.		That these Special Uses are 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>
38	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:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Eric Lowenberg.	
	Vote:	4Ayes, 0Nays, 1 B. Blomme Abstained.	
39	BZZA-19-00102 Special Use	Ogden Midwest Funding V, LLC, Property Owner	1442 N FARWELL AV Ald. District 3
		Request to occupy a portion of the premises as a community living arrangement for 65 occupants	
	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 the applicant applies for a loading zone on North Farwell Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.	
		5. That the applicant provides a minimum of two long term and two short term bicycle parking spaces.	
		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>
40	BZZA-19-00134 Dimensional Variance, Special Use	Wisconsin Conservatory of Music, Property Owner	1584 N PROSPECT AV Ald. District 4
		Request to construct an additional parking area in the rear lot that does not meet the minimum required setbacks and occupy the premises as a personal instruction school	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		8. That a Certificate of Appropriateness be obtained from the Historic Preservation Commission for the parking lot expansion before commencement of work.	
		9. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
		11. 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>
41	BZZA-19-00124 Special Use	Grand Avenue Club, Property Owner	210 E MICHIGAN ST Ald. District 4
		Request to continue occupying the premises as a community center	
	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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

Other Business:

Board member Karen Dardy moved to approve the minutes of the May 2, 2019 meeting. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for July 25, 2019.

Board member Eric Lowenberg moved to adjourn the meeting at 5:21 p.m. Seconded by Board member Jennifer Current. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board