

**BOARD OF ZONING APPEALS
CITY OF MILWAUKEE**

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

MINUTES

PRESENT:

Chairperson: Brett Blomme (*voting on items 1 - 45*)
Vice Chairman: Henry Szymanski (*voting on items 1 - 45*)
Members: Jewel Currie (*voting on items 1 - 45*)
Jennifer Current (*excused*)
Eric Lowenberg (*voting on items 1 - 45*)

Alt. Board Members: Karen D. Dardy (*voting on items 1 - 45*)
Erik Richardson (*excused*)

START TIME: 4:04 p.m.

END TIME: 7:33 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-19-00270 Special Use	Early Start Daycare, LLC, Prospective Buyer	3303 S 16TH ST Ald. District 13
		Request to occupy the premises as a day care center 23 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-19-00267 Dimensional Variance	Potter Avenue Row, LLC, Property Owner	925 E POTTER AV Ald. District 14
		Request to construct three residential duplexes that do not meet the minimum glazing requirements and exceed the maximum allowed amount of stucco products on the street facades	
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-18-00398 Special Use	Wrangler Towing, LLC, Lessee	4912 W VILLARD AV Ald. District 1
		Request to occupy the premises as a ground transportation service (this is a new operator)	
	Action:	Dismissed	
	Motion:	Karen Dardy moved to dismiss the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZCM-19-00001 Extension of Time	Scott Crawford, Inc., Prospective Buyer	2748-2748 N 32ND ST Ald. District 15
		Request for an extension of time to comply with the conditions of case #BZZA-18-00342	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	BZZA-19-00321 Special Use	Divine Covenant Church, Inc., Property Owner	9220 W HOWARD AV Ald. District 11
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That landscaping and screening is maintained according to the landscape plan received by the Board of Zoning Appeals on 10/8/2014.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		10. That this 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>
6	BZZA-19-00327 Dimensional Variance, Special Use	Access Elevator, Inc., Lessee	4445 W FOREST HOME AV Ald. District 11
		Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections.	
		9. That no sales vehicles are displayed in the public right-of-way.	
		10. That these Special Use and Variance are granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-19-00274 Special Use	Iglesia La Comunidad Cristiana, Property Owner	1573 W BECHER ST Ald. District 12
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the first floor windows along the street frontages remain as transparent vision 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 obtain an occupancy permit, all applicable construction and zoning codes are met and that all required inspections be completed within 60 days of board approval.	
		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>
8	BZZA-19-00330 Dimensional Variance	Urban Harvest Brewing Co., Lessee	1024 S 5TH ST Ald. District 12
		Request to allow a wall sign on the north wall that exceeds the maximum allowed display area and to allow six wall signs and two projecting signs on the west wall exceeding the maximum number of signs allowed in one 25 linear foot segment	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	The applicant does not display any exterior signs or banners except those approved and installed in conjunction with a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That these Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-19-00325 Special Use	Creative Care Children's Center, Lessee	1218 W WALNUT ST Ald. District 15
		Request to occupy the premises as a day care center for 65 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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 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 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 facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		14.	That this Special Use is granted for a period of 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-19-00345 Use Variance	Future Leaders Academy, LLC, Lessee	1862-1862 W FOND DU LAC AV Ald. District 15
		Request to increase the age of children from infant - 12 to infant - 13 years of age, to increase the hours of operation from 6:00 a.m. - midnight to 5:00 a.m. - midnight, and to continue occupying the premises as a day care center for 100 children per shift Sunday - Saturday (this is a new operator)	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		6.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		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 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 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 the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		13.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		14.	That the applicant maintains the loading zone on West Fond du Lac Avenue. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		15.	That this Variance is granted for a period of time commencing with the date hereof, and expiring on November 14, 2023.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-19-00272 Special Use	SBA Towers II, LLC, Lessee	9411 W FOND DU LAC AV Ald. District 2
		Request to continue to allow a 108 ft. tall transmission tower	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.	
12	BZZA-19-00292 Dimensional Variance	Benjamin Tyler Thompson, Property Owner	6655 N 94TH ST Ald. District 2
		Request to construct an addition to the existing attached residential garage that does not meet the minimum required side yard setback	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner obtain any required permits, all applicable construction and zoning codes are met and that all required inspections are completed before use of the structure commences.	
		5. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-19-00333 Special Use	Center for Veterans Issues, Ltd., Property Owner	3400 W WISCONSIN AV Ald. District 4
		Request to occupy a portion of the premises as a social service facility	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		6. That the 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-19-00343 Special Use	Eleven Pilates, Inc., Lessee	717-717 N MILWAUKEE ST Ald. District 4
		Request to occupy a portion of the premises as a personal instruction school	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-705-7 of the Milwaukee Zoning Code.	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the 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 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 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-19-00338 Special Use	Lakshya, Inc., Prospective Buyer	5401-5401 N LOVERS LANE RD Ald. District 5
		Request to add a car wash to the Board-approved motor vehicle filling station	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. That landscaping and screening is installed by May 31, 2020 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.	
		10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on April 15, 2024.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-19-00317 Special Use	The Word Center, Inc., Property Owner	4713 N 76TH ST Ald. District 5
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met and that all required inspections be completed within 60 days of board approval.	
		8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
17	BZZA-19-00318 Dimensional Variance	Vientiane Noodle Shop, Lessee	3422 W NATIONAL AV Ald. District 8
		Request to allow a wall sign and a projecting sign that exceeds the maximum number allowed	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. The applicant does not display any exterior signs or banners except those approved and installed in conjunction with 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>
18	BZZA-19-00263 Special Use	Star House, LLC, Lessee	3738 S 60TH ST Ald. District 11
		Request to occupy the premises as a day care center for 315 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - midnight and Saturday 7:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		7.	That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		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 loading and unloading of children from school buses must occur on the street and not from the parking lot.
		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>
19	BZZA-19-00365 Special Use	CleanSlate Medical Group of Wisconsin, SC, Lessee	1111 S 6TH ST Ald. District 12
		Request to occupy a portion of the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		6. That the 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 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-19-00284 Special Use	Milwaukee Auto Glass, LLC, Lessee	1400 W MITCHELL ST 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 Karen Dardy.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That any testing of audio equipment and alarm systems must be completed inside the building with overhead doors closed and at minimum amplification.	
		5. That there be no increase in roof signage, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		6. That no work on or storage of vehicles occurs in the public right-of-way.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		11. That all repair work is conducted inside the building.	
		12. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		13. That no employees or customers park on the premises located at 1300 W. Historic Mitchell St.	
		14. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-19-00328 Use Variance	Camila's Children's Daycare, Lessee	1133 W LINCOLN AV Ald. District 12
		Request to occupy a portion of the premises as a day care center for 25 children per shift infant to 5 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 Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		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 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>
22	BZZA-19-00234 Special Use	A&J Motorz, LLC, Lessee	2485 S 13TH ST Ald. District 12
		Request to continue occupying a portion of the premises as a light motor sales facility (this is a new operator)	
	Action:	Adjourned	
	Motion:		
	Vote:		
23	BZZA-19-00315 Special Use	Peter Mathews, Lessee	2690 S 13TH ST Ald. District 12
		Request to occupy the premises as an assembly hall	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Karen Dardy.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
24	BZZA-19-00331 Dimensional Variance	Susio LLC, Property Owner	600 S 6TH ST Ald. District 12
		Request to allow an accessory parking lot without the minimum required perimeter landscaping, allow an ornamental metal fence that exceeds the maximum allowed height, and allow a wall sign that exceeds that maximum allowed display area	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-19-00186 Use Variance	Jesus Painting, LLC, Lessee	2564 S 11TH ST Ald. District 12
		Request to occupy a portion of the premises as a contractor's shop	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded b Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no more than 8 vehicles are parked on site for any reason at any time. NOTE: The total number of vehicles includes 6 vehicles parked outdoors and 2 vehicles parked in the garage.	
		5. That no vehicles are parked between the paved public sidewalk and the garage.	
		6. That the revised site plan dated 11-6-2019 is approved. NOTE: The property line on West Harrison Avenue is 15 feet back from the face of the street curb.	
		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 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		12. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		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>
26	BZZA-19-00336 Use Variance	Early Start Daycare, LLC, Prospective Buyer	803 W OKLAHOMA AV Ald. District 14
		Request to occupy the premises as a day care center for 51 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	
	Action:	Adjourned	
	Motion:		
	Vote:		
27	BZZA-19-00289 Dimensional Variance	Eric Van Schyndle, Property Owner	3155 S MABBETT AV Ald. District 14
		Request to construct a garage that does not meet the minimum required side street setback	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed before use of the structure commences.
		5.	That 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>
28	BZZA-19-00208 Special Use	Myndful Teaching CC Services, LLC, Lessee	1801 N 12TH ST Ald. District 15
		Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and continue occupying the premises as a day care center for 29 children 1st and 2nd shift, 20 children on 3rd shift infant - 13 years of age, operating Monday - Sunday	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		6.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		7.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		8.	That 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 Board of Zoning Appeals within 60 days of Board approval of the special use
		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 time commencing with the date hereof, and expiring on April 15, 2023.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-18-00464 Dimensional Variance	KP Real Estate Holding, Inc., Property Owner	1606 N 35TH ST Ald. District 15
		Request to add an addition to the general retail establishment (permitted) that exceeds the side street setback and does not meet the minimum required side street glazing (applicant is combining lot with 1600 N. 35th St.)	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	The petitioner submits a landscape and screening plan to the Board of Zoning Appeals for approval by the Zoning Administration group. The plan must include trees and other plant material on the south side of the parcel.
		5.	The landscaping and screening in accordance with the approved plan is installed by May 31, 2020 and 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 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 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 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>
29	BZZA-18-00464 Dimensional Variance	Steven Sharpe, Property Owner	1606 N 35TH ST Ald. District 15
		Request to add an addition to the general retail establishment (permitted) that exceeds the side street setback and does not meet the minimum required side street glazing (applicant is combining lot with 1600 N. 35th St.)	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. The petitioner submits a landscape and screening plan to the Board of Zoning Appeals for approval by the Zoning Administration group. The plan must include trees and other plant material on the south side of the parcel	
		5. The landscaping and screening in accordance with the approved plan is installed by May 31, 2020 and 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 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 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 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>
30	BZZA-19-00351 Dimensional Variance	Master Lock Company, LLC, Property Owner	2600 N 32ND ST Ald. District 15
		Request to reconstruct and expand the light motor vehicle parking lots (permitted) that do not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That within 60 days of Board approval of the variance the petitioner agrees to work with the Zoning Administration Group on a landscape and screening plan.
		5.	That landscaping and screening in accordance with a landscape plan that has been approved by the Zoning Administration Group is implemented within 120 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		6.	That the 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.	The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections be completed before use of the structure commences
		9.	That this Variance is granted to run with the land.

31	BZZA-19-00349 Special Use	Kal Service, LLC, Property Owner	2624-2624 W LISBON AV Ald. District 15
		Request to construct an addition and continue occupying the premises as a motor vehicle filling station and convenience store	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-19-00347 Special Use	Dr. Howard Fuller Collegiate Academy, Prospective Buyer	4115 N TEUTONIA AV Ald. District 15
		Request to occupy the premises as an elementary or secondary school	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no loading and unloading of students or deliveries occur in front of the building on North Teutonia Avenue. All deliveries, whether goods or persons, must not occur on the west side of North Teutonia Avenue. NOTE: There is no parking lane in front of the building and parking is not permitted in front of the rest of the parcel.	
		5. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		6. That warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. Contact Mr. Dale Dietze at 414-286-8678 to make arrangements for the design and installation of the required signage within sixty (60) days.	
		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 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 this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
33	BZZA-19-00324 Dimensional Variance	Holy Temple Firstborn MBC, Inc., Property Owner	4957 N 18TH ST Ald. District 1
		Request to allow parking for a vehicle exceeding the maximum allowed length	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Karen Dardy.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-19-00335 Dimensional Variance, Special Use	Hope Street Ministry, Inc. DBA SHECHEM, Property Owner	2510-2510 W CAPITOL DR Ald. District 1
		Request to construct a community center that exceeds the maximum allowed front setback and does not meet the minimum required building height	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant obtains off-street parking. Proof of agreement for use of off-street parking must be submitted to the BOZA office prior to issuance of an occupancy certificate.
		5.	That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.
		6.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, excavation for the building foundations; work on the building façade; and closure of any portion of the public way to accommodate work on the new building. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		11.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.
		12.	That these Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-19-00184 Dimensional Variance, Special Use	Fresh Cars, Inc., Lessee	3628 W VILLARD AV Ald. District 1
		Request to occupy the premises as a light motor vehicle sales and repair facility that does not meet the minimum required landscaping	
	Action:	Denied	
	Motion:	Eric Lowenberg moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-19-00322 Dimensional Variance, Special Use	Brothers Auto Care LLC, Lessee	5003 N TEUTONIA AV Ald. District 1
		Request to add an outdoor storage (tires) that does not meet the minimum required screening and continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
5.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
6.		That no prohibited signage be displayed at the location per code section 295-407-9.	
7.		That 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.	
8.		That the petitioner obtain an occupancy permit, all applicable construction and zoning codes are met and that all required inspections be completed within 60 days of board approval.	
9.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
10.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
11.		That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
12.		That any storage of tires, auto parts or other materials occur in a shed or other enclosed structure and that this structure be located in the northwest corner of the premises	
13.		That there be no more than a total of 15 vehicles parked on site at any time for any reason.	
14.		That no work on or storage of vehicles occurs in the public right-of-way.	
15.		That no sales vehicles are displayed in the public right-of-way.	
16.		That driveway approaches are not blocked by parked vehicles.	
17.		That these Special Uses are granted for a period of five (5) years, commencing with the date hereof.	
18.		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>
37	BZZA-19-00304 Special Use	Little Caesars Enterprises, Property Owner	2831 N OAKLAND AV Ald. District 3
		Request to continue occupying the premises as a fast-food/carry-out restaurant	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		6. That the 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 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-19-00346 Special Use	Saint John's Communities, Inc. dba Saint John's on the Lake, Property Owner	1858-1858 N PROSPECT AV Ald. District 4
		Request to occupy a portion of the premises as a community-based residential facility (third and fourth floor) for 60 occupants	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		5.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		6.	That the 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 this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-19-00303 Special Use	Wisconsin Community Services (WCS), Lessee	1728 W ATKINSON AV Ald. District 6
		Request to occupy the premises as a transitional housing facility for 18 occupants	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
		5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		7. That 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 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-19-00323 Special Use	Holton Street Quick Mart Property, LLC, Property Owner	426 E Burleigh ST Ald. District 6
		Request to construct a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
5.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
6.		That landscaping and screening in accordance to the plan submitted to the Board on September 9, 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.	
7.		That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
8.		That the applicant does not have outdoor storage or display of products or merchandise.	
9.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
10.		That no prohibited signage be displayed at the location per code section 295-407-9.	
11.		That 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 use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84 7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
14.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinance	
15.		That the unused driveway located on North Holton 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.	
16.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North Holton Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
17.		That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-19-00350 Use Variance	Huettner Properties, LLC, Property Owner	2105 N BOOTH ST Ald. District 6
		Request to occupy the premises as a multi-family dwelling that exceeds the maximum allowed number of units	
	Action:	Granted	
	Motion:	Jewel Currie moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. The petitioner obtain an occupancy permits, all applicable construction and zoning codes are met and the all required inspections be completed before use of the structure commences.	
		5. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	BZZA-19-00282 Special Use	Safety First Learning Center, Lessee	3380 N 35TH ST Ald. District 7
		Request to increase the days of operation from Monday - Friday to Sunday - Saturday and continue occupying the premises as a daycare center for 72 children per shift infant - 13 years of age, operating 5:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Karen Dardy.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant applies for a loading zone on West Townsend Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		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 Board of Zoning Appeals within 60 days of Board approval of the special use.
		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 within 60 days of Board of Zoning Appeals approval.
		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 time commencing with the date hereof, and expiring on August 5, 2021.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZZA-19-00277 Dimensional Variance, Use Variance	Greater West Side Gods Hands Outreach Mission, Prospective Buyer	2602 W AUER AV Ald. District 7
		Request to allow a chain link and barbed-wire fence in the side and back yard of the premises	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jewel Currie.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections be completed within 60 days of board approval.	
		5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		6. That 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>
44	BZZA-19-00309 Use Variance	School Sisters of St. Francis, Property Owner	1501 S LAYTON BL Ald. District 8
		Request to occupy a portion of the premises as a multi-family dwelling	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		9. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-19-00251 Use Variance	Kids Creative Corner Childcare, Inc., Lessee	5629 W NORTH AV Ald. District 10
		Request to occupy the premises as a day care center for 40 children per shift infant - 5 years of age, operating Monday - Friday 6:00 a.m. to 7:00 p.m.	
	Action:	Granted	
	Motion:	Karen Dardy moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That should the applicant applies for a loading zone on West North Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone. NOTE: DPW opposes establishment of a loading zone on North 57th Street given the presence of winter parking restrictions.
		5.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of the play area fence. 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.
		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 facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		12.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		13.	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.
		14.	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.
		15.	That this Variance is granted for a period of five (5) years, commencing with the date hereof.

Other Business:

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		Board member Eric Lowenberg moved to approve the minutes of the October 10, 2019 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.	
		The Board set the next meeting for December 5, 2019.	
		Board member Henry Szymanski moved to adjourn the meeting at 7:33 p.m. Seconded by Board member Karen Dardy. Unanimously approved.	

BOARD OF ZONING APPEALS

Secretary of the Board