

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - September 12, 2019
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

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

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

START TIME: 4:11 p.m.

END TIME: 7:45 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-18-00465 Dimensional Variance, Special Use	Import Minded, Inc., Property Owner	4200 S 27TH ST Ald. District 13
		Request to add a light motor vehicle sales facility that does not meet the minimum landscaping requirements to the existing non-conforming light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
2	BZZA-19-00108 Dimensional Variance	Matt Talbot Recovery Services, Inc., Property Owner	429 W UNCAS AV Ald. District 13
		Request to divide the parcel into two lots that does not meet the minimum required lot width	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 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-18-00464 Dimensional Variance, Special Use	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 required side street glazing and to occupy the premises as a principal use parking lot(applicant is combining lot with 1600 N. 35th St.)	
	Action:	Adjourned	
	Motion:		
	Vote:		
4	BZZA-19-00024 Special Use	Andy Kochanski, Property Owner	1920 S 37TH ST Ald. District 8
		Request to occupy a portion of the premises as an outdoor storage facility (storage for wood pile for a wood burning boiler)	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 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-19-00204 Special Use	Brenda's Learning Center, LLC, Lessee	5512 W CENTER ST Ald. District 10
		Request to increase the hours and days of operation from 6:00 a.m. - 10:00 p.m. Monday - Friday to 6:00 a.m. - 11:30 p.m. Monday - Sunday, and continue occupying the premises as a day care center for 30 children per shift infant - 13 years of age	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this 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-19-00228 Special Use	Balloon Decorations, LLC, Property Owner	3510 W ST PAUL AV Ald. District 10
		Request to occupy a portion of the premises as two assembly halls	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 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>
7	BZZA-19-00219 Dimensional Variance, Special Use	Hamdan Corporation dba First Rate Auto, Property Owner	5424 W STATE ST Ald. District 10
		Request to add a light motor vehicle sales facility and continue occupying the premises as a light motor vehicle repair facility that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 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 for LB2 zoning districts.	
5.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
6.		That no prohibited signage be displayed at the location per code section 295-407-9.	
7.		That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
8.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements before commencing the new use for vehicle sales.	
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 the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
14.		That no vehicles are displayed in front of the building at 5424 West State Street.	
15.		That no vehicles are driven on or across the paved public sidewalk.	
16.		That no more than 44 vehicles are parked on the lots at 5424 West State Street and 5428 West State Street for any reason at any time.	
17.		That no work on or storage of vehicles occurs in the public right-of-way.	
18.		That no sales vehicles are displayed in the public right-of-way.	
19.		That these Special Uses and Variance are granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	BZZA-19-00220 Dimensional Variance, Special Use	Hamdan Corporation dba First Rate Auto, Property Owner	5428 W STATE ST Ald. District 10
		Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 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 for LB2 zoning districts.	
5.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
6.		That no prohibited signage be displayed at the location per code section 295-407-9.	
7.		That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
8.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements before commencing the new use for vehicle sales.	
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 the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
14.		That no vehicles are displayed in front of the building at 5424 West State Street.	
15.		That no vehicles are driven on or across the paved public sidewalk.	
16.		That no more than 44 vehicles are parked on the lots at 5424 West State Street and 5428 West State Street for any reason at any time.	
17.		That no work on or storage of vehicles occurs in the public right-of-way.	
18.		That no sales vehicles are displayed in the public right-of-way.	
19.		That these Special Use and Variance are granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-19-00215 Special Use	Oklahoma Petro Mart, LLC, Prospective Buyer	3434 W OKLAHOMA AV Ald. District 11
		Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.
		5.	That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That landscaping and screening in accordance to the plan submitted to the Board on August 22, 2019 is installed by June 1 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.
		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.
		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>
10	BZZA-19-00235 Dimensional Variance	Jose and Enriqueta Garcia, Property Owner	2359 S 8TH ST Ald. District 12
		Request to allow a carport that exceeds the maximum allowed lot coverage	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. The petitioner obtain any required permits, all applicable construction and zoning codes are met and the all required inspections completed within 60 days of the Board approval.	
		5. That this Variance is granted to run with the land.	
11	BZZA-19-00265 Special Use	Iglesia de Dios Pentecostal M.I. dba Redemption Church, Property Owner	1662 S 8TH ST Ald. District 12
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-19-00273 Special Use	Alina Petroleum, LLC, Lessee	1801 W GREENFIELD AV Ald. District 12
		Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That 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 does not have outdoor storage or display of products or merchandise.
		8.	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.
		9.	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.
		10.	That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances.
		11.	That landscaping and screening is implemented and maintained according to the landscape plan submitted to the Board of Zoning Appeals on 6/25/1998.
		12.	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.
		13.	That the landscaping is trimmed so that no bushes or other plants extend over the paved public sidewalk. Bushes or other plants must be trimmed within 30 days.
		14.	That landscaping is maintained so that it does not encroach upon the paved public sidewalk.
		15.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-19-00256 Special Use	R. Vintage N More, LLC, Lessee	2653 S KINNICKINNIC AV Ald. District 14
		Request to continue occupying the premises as a second-hand sales facility	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
14	BZZA-19-00211 Special Use	SIEMAG TECBERG, Inc., Lessee	2969 S CHASE AV Ald. District 14
		Request to continue occupying a portion of the premises as a general office	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-19-00244 Special Use	Joyce's House, LLC, Lessee	2811 W NORTH AV Ald. District 15
		Request to continue occupying the premises as a transitional housing facility for 8 occupants (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That 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.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-19-00248 Special Use	Allen Ebenezer CME Church, Property Owner	2669 N 19TH ST Ald. District 15
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That this Special Use is granted for a period of 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>
17	BZZA-19-00242 Special Use	Safe Haven II, LLC, Lessee	4415 W NORTH AV Ald. District 15
		Request to occupy the premises as a day care center for 36 children per shift infant - 13 years of age, operating Monday - Sunday 6:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		7.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		8.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		11.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		12.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on July 30, 2024.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-19-00259 Special Use	Melvin Torres DBA Melvin's Quality Auto II, Lessee	521 W MINERAL ST Ald. District 12
		Request to continue occupying the premises as a motor vehicle repair facility and car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 all repair work and car wash activity in conducted inside the building.	
		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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		14. That the applicant installs bollards, fencing (with permit) or other approved devices to prevent recurring parking on unpaved surfaces.	
		15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-19-00252 Special Use	Tomorrow's Future Academy, LLC, Lessee	4730 N TEUTONIA AV Ald. District 1
		Request to continue occupying the premises as a day care center for 31 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		9.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-19-00231 Special Use	Alphonse Djomaha, Lessee	5050 N HOPKINS ST Ald. District 1
		Request to continue occupying the premises as a general retail establishment (grocery store)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-505 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>
21	BZZA-19-00176 Special Use	Abdul Motlani, Property Owner	7540 W FOND DU LAC AV Ald. District 2
		Request to construct an addition and to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That landscaping and screening in accordance to the plan submitted to the Board on September 30, 2014 or other landscape plan as approved by the Plan Examination section of the Dept. of Neighborhood Services 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.	
		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 of the addition.	
		10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		11. That all repair work is conducted inside the building.	
		12. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		13. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		14. That no work on or storage of vehicles occurs in the public right-of-way.	
		15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-19-00245 Use Variance	JJ's Bread & Butter, LLC, Lessee	628 N WATER ST Ald. District 4
		Request to occupy a portion of the premises as a catering service (food truck base kitchen)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board approval.	
		8. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-19-00223 Special Use	Milwaukee Turners, Inc., Property Owner	1030 N 4TH ST Ald. District 4
		Request to erect a projecting wall sign that exceeds the maximum allowed display area	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That this Special Use is granted to run with the land.	
24	BZZA-19-00207 Special Use	Marshall & Wells, LLC, Property Owner	807 N MARSHALL ST Ald. District 4
		Request to continue occupying the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		5. That 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-19-00222 Special Use	SASC INC dba Providence Court, Property Owner	3820 N 92ND ST Ald. District 5
		Request to continue occupying the premises as a community living arrangement for 55 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-19-00261 Use Variance	JJK Legacy Group, LLC, Property Owner	7831 W BURLEIGH ST Ald. District 5
		Request to occupy the premises as a broadcasting and/or recording studio	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the 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	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		9. That this 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>
27	BZZA-19-00209 Use Variance	Pathfinders Milwaukee, Inc., Lessee	4200 N HOLTON ST Ald. District 6
		Request to continue occupying a portion of the premises as an elementary school for 80 students grades 6th - 8th, operating Monday - Friday 7:30 a.m. to 4:30 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That this 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>
28	BZZA-19-00206 Special Use	Lil Milga Learning Center, LLC, Lessee	2500 N HOLTON ST Ald. District 6
		Request to continue occupying the premises as a day care center for 42 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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 6:00 P.M.
		6.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		7.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		8.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner
		9.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		10.	That no prohibited signage be displayed at the location per code section 295-407-9.
		11.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		12.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-19-00224 Special Use	Bug's Life Learning Center 2, LLC, Lessee	4335 N 35TH ST Ald. District 7
		Request to increase the ages of children from infant - 12 years of age to infant - 13 years of age, and continue occupying the premises as a day care center for 50 children per shift operating Monday - Sunday 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		9.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board approval.
		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 time commencing with the date hereof, and expiring on June 8, 2022.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-19-00177 Special Use	Wee Care Day Care Nursery Center, Inc., Lessee	5825 W CAPITOL DR Ald. District 7
		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 Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-19-00247 Special Use	Abdelal, LLC dba Grant Market, Lessee	2100 W GRANT ST Ald. District 8
		Request to continue occupying the premises as a general retail establishment (grocery store)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the amount of building signage not exceed the amount shown on pictures submitted by the petitioner to the Board on June 5, 2009.	
		5. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the dumpster to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
		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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-19-00241 Special Use	Journey House, Property Owner	2033 W SCOTT ST Ald. District 8
		Request to occupy a portion of the premises as a fast-food/carry-out restaurant	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the 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.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	BZZA-19-00034 Special Use	LJ Auto Repair and Services, LLC, Lessee	7928 W CLINTON AV Ald. District 9
		Request to continue occupying the premises as a light motor vehicle repair and sales facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board approval.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That all repair work is conducted inside the building.	
10.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
11.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
12.		That no Outdoor Salvage activity occur on the property. An Outdoor Salvage operation is a Special use in the IL1 district and requires Board of Zoning Appeals approval.	
13.		That the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
14.		That no more than 8 vehicles are parked in front of the property and no more than 8 vehicles are parked on the lot behind fence for any reason at any time per the site plan dated January 24, 2019.	
15.		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.	
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 landscaping and screening in accordance to the plan submitted to the Board on 08/17/2015 is implemented 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.	
19.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		20. That these Special Uses are granted for a period of three (3) years, commencing with the date hereof.	
34	BZZA-19-00179 Special Use	Mr. Robert's Adult Daycare, LLC, Lessee	9183 N 76TH ST Ald. District 9
		Request to continue occupying a portion of the premises as a an adult day care center for 45 clients	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-19-00195 Special Use	Maria Aparicio, Prospective Buyer	9903 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as a day care center for 35 children per shift infant to 13 years of age, operating Monday - Friday, 5:30 a.m. to 7:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That 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 for LB1 zoning districts.	
		10. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.	
		11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	
36	BZZA-19-00182 Special Use	Bodies Event, LLC, Lessee	8225 W BROWN DEER RD Ald. District 9
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-19-00127 Special Use	Donta Davis, LLC, Lessee	7202 W APPLETON AV Ald. District 10
		Request to occupy the premises as a ground transportation and light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
38	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:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Eric Lowenberg.	
	Vote:	4Ayes, 0Nays, 0 Abstained.	
39	BZZA-19-00007 Special Use	Efren Ramos, Lessee	1666 S CESAR E CHAVEZ DR Ald. District 12
		Request to occupy the premises as a motor vehicle sales facility, repair facility, and body shop	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-19-00175 Use Variance	MG Multiservicios Milwaukee Corp., Lessee	925 S CESAR E CHAVEZ DR Ald. District 12
		Request to continue occupying a portion of the premises as a currency exchange facility	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant implements the site plan received August 1, 2019 within one year including removal of the existing two driveway approaches and construction of the new driveway approach on South Cesar E. Chavez Drive.	
		5. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach and to remove the two old driveway approaches on South Cesar E. Chavez Drive. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		7. That the property owner install landscaping and screening in accordance with the landscape plan prepared on July 17, 2019 within 120 days of Board approval of the use variance. Landscaping is required in order to meet condition # 4 from Board of Zoning Appeals Case # 31958.	
		8. 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.	
		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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-19-00226 Dimensional Variance	Alliance Total Care LLC, Lessee	1311 W LINCOLN AV Ald. District 12
		Request to allow a permanent banner sign that exceeds the maximum allowed area	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4Ayes, 0Nays, 0 Abstained.	
42	BZZA-19-00170 Dimensional Variance	Miller Compressing Company, Property Owner	900 S WATER ST Ald. District 12
		Request to continue occupying the premises as a outdoor storage facility (permitted) with stockpiles that exceed the maximum allowed height and does not meet the minimum required screening or landscaping width	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the existing natural vegetation along the S. Water St frontage (as shown on the picture submitted to BOZA by DCD on 9/9/19) is maintained in a neat and orderly manner and maintained in such a manner so that it does not encroach onto the public side walk.	
		5. That the petitioner take all measures necessary to control litter and debris along the driveways and adjacent sidewalks.	
		6. That all measures be taken to prevent the generation of fugitive dust from activity on the property, per code section 80-6.2.	
		7. That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.	
		8. That these Variances 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>
43	BZZA-19-00246 Dimensional Variance	Dieter Wegner, Property Owner	726 S 6TH ST Ald. District 12
		Request to allow a fence that exceeds the maximum allowed height and located within the vision triangle	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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-19-00260 Dimensional Variance, Special Use	American Motor Group, Inc., Lessee	1715 W PIERCE ST Ald. District 12
		Request to continue occupying the premises as a light motor vehicle sales facility that does not meet the minimum landscaping requirements (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on July 16, 2019 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.	
		5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		10. That all repair work is conducted inside the building.	
		11. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		12. Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
		13. That no more than 16 vehicles are parked outdoors on the parking lot 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 these Special Use and Variance are granted for a period of three (3) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-19-00240 Dimensional Variance	George Duarte, Property Owner	1227 S 17TH ST Ald. District 12
		Request to allow a parking space in the front yard	
	Action:	Adjourned	
	Motion:		
	Vote:		
46	BZZA-19-00192 Special Use	CleanSlate Medical Group of Wisconsin, SC, Lessee	1111 S 6TH ST Ald. District 12
		Request to occupy a portion of the premises as a social service facility	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
47	BZZA-19-00079 Use Variance	PLS Financial Solutions of Wisconsin, Inc. dba PLS Check Cashers, Lessee	3904 S 27TH ST Ald. District 13
		Request to occupy the premises as a currency exchange facility and payday loan agency	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
48	BZZA-19-00201 Dimensional Variance	One Outdoor, LLC, Other	4343 S 6TH ST Ald. District 13
		Request to erect an off-premise sign that does not meet the minimum required setback from a residential district from which the sign face is visible, does not meet the minimum required setback from a side lot line abutting a residential district, and does not meet the minimum required distance from another off-premise sign located on the same side of a freeway	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-19-00174 Use Variance	Nestling House, LLC, Lessee	2455 S HOWELL AV Ald. District 14
		Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. to 5:30 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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 first floor windows along the S. Howell St frontage windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		8.	That the applicant applies for a loading zone on South Howell 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.
		9.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		10.	That no prohibited signage be displayed at the location per code section 295-407-9.
		11.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		12.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		13.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		14.	That this 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>
50	BZZA-19-00185 Dimensional Variance, Special Use	MacCanon Brown Homeless Sanctuary, Inc., Property Owner	2461 W CENTER ST Ald. District 15
		Request to occupy the premises as a community center and social service facility with wall signs that exceed the maximum allowed display area, without the required entrance door orientation, without the minimum required glazing, and without the minimum required landscaping	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances. At a minimum, no less than four temporary bicycle parking spaces must be provided.
		5.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		10.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on May 11, 2027.
		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>
51	BZZA-19-00155 Dimensional Variance, Use Variance	Holy Cathedral Church of God in Christ, Property Owner	2705 N 40TH ST Ald. District 15
		Request to construct a principal use parking lot that does not meet the minimum required screening	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 parking lot is built in accordance with the plan sheets C-1.0 and L-1.0 received by the Board of Zoning Appeals office on August 13, 2019.	
5.		That the unused driveway located on West Center 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.	
6.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 40th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
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 landscaping and screening in accordance to the plan submitted to the Board on August 13, 2019 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.	
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 within 60 days of Board of Zoning Appeals approval.	
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 Use Variance is granted for a period of ten (10) years, commencing with the date hereof.	
15.		That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	BZZA-19-00156 Dimensional Variance, Use Variance	Holy Cathedral Church of God in Christ, Property Owner	2709 N 40TH ST Ald. District 15
		Request to construct a principal use parking lot that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 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 parking lot is built in accordance with the plan sheets C-1.0 and L-1.0 received by the Board of Zoning Appeals office on August 13, 2019.	
5.		That the unused driveway located on West Center 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.	
6.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 40th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
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 landscaping and screening in accordance to the plan submitted to the Board on August 13, 2019 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.	
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 within 60 days of Board of Zoning Appeals approval.	
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 Use Variance is granted for a period of ten (10) years, commencing with the date hereof.	
15.		That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	BZZA-18-00405 Special Use	Merit Residential Home, LLC, Lessee	5065 N 24TH ST Ald. District 1
		Request to occupy the premises as a group foster home for 6 occupants	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
54	BZZA-19-00216 Dimensional Variance, Special Use	Best Towing, LLC, Prospective Buyer	3231 W VERA AV Ald. District 1
		Request to occupy the premises as a ground transportation and outdoor motor vehicle storage facility that does not meet the minimum required screening	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 1 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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 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 storage of auto parts, tires, nuisance vehicles or other junk and debris.
		8.	That all applicable licenses are obtained and maintained by the petitioner.
		9.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		10.	That these Special Uses are granted for a period of five (5) years, commencing with the date hereof.
		11.	That this Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	BZZA-19-00258 Special Use	National Caretex, Inc., Lessee	6627 W CAPITOL DR Ald. District 2
		Request to increase the number of children per shift from 50 to 97, and continue occupying the premises as a day care center infant - 13 years of age operating Monday - Saturday 5:00 a.m. to 12:30 a.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That loading and unloading of school buses occurs on North 67th Street.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	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.
		13.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		14.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 21, 2021.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	BZZA-19-00250 Dimensional Variance	Josh's Fine Dining, LLC, Lessee	615 E BRADY ST Ald. District 3
		Request to construct a fence that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant applies for a Department of Public Works permit for the sound wall. 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 applicant provides engineered stamped drawings and calculations showing that the proposed sound wall can structurally withstand wind and snow loads within 30 days. Note: Permits may not be issued for the sound wall without these drawings and calculations.	
		6. That the applicant pays for all permits previously approved by the Department of Public Works for the patio deck and wheel chair lift encroachments, including permit records PWEN-18-00035, PWEN-18-00308, PWEN-18-00399, and PWEN-19-00204 within 30 days. Applicant shall pay double fees per Milwaukee Code of Ordinances s. 115-4.5-2 due to work being done prior to issuance of the aforementioned permits. NOTE: Permits for the sound wall may not be issued until the aforementioned permit fees have been paid in full.	
		7. That the unused driveway located on East Brady 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.	
		8. That the applicant apply for a Special Privilege Amendment to add the sound wall to the current pending application within 30 days. Contact Ms. Dawn Schmidt at 414-286-2454 regarding this matter.	
		9. That the wall be designed so that at least 60% of the lineal street frontage must contain glazing. Said glazing must conform to the standards of MCO s. 295-605-2-i-3-c.	
		10. The petitioner obtain required permits, all applicable construction and zoning codes are met and all required inspections completed.	
		11. 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.	
		12. That no prohibited signage be displayed at the location per code section 295-407-9.	
		13. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		14. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	BZZA-19-00236 Use Variance	SchwarkWells, LLC, Property Owner	718 E WELLS ST Ald. District 4
		Request to erect a projecting sign	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That this Variance is granted to run with the land.	
58	BZZA-19-00239 Dimensional Variance	HB Milwaukee, Inc., Lessee	1011 N OLD WORLD THIRD ST Ald. District 4
		Request to allow a projecting sign that does not meet the minimum required height above grade	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the code non-compliant sign to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
		5. 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>
59	BZZA-19-00078 Dimensional Variance	48Forty Solutions, LLC, Lessee	11144 W SILVER SPRING DR Ald. District 5
		Request to allow an outdoor storage facility (permitted) with stockpiles without the minimum required screening	
	Action:	Adjourned	
	Motion:		
	Vote:		
60	BZZA-19-00243 Special Use	Future Rising Stars Child Care, LLC, Lessee	8006 W APPLETON AV Ald. District 5
		Request to occupy the premises as a day care center for 50 children per shift 2 1/2 - 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	BZZA-19-00249 Special Use	Paradigm Enrichment Services, Inc., Lessee	4222 W CAPITOL DR Ald. District 7
		Request to continue occupying a portion of 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, 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 this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	BZZA-19-00148 Special Use	24/7 Auto Body, LLC, Lessee	3801 N 35TH ST Ald. District 7
		Request to add a light motor vehicle sales facility to the Board-approved light motor vehicle repair facility and body shop	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no more than 16 vehicles are parked outside on the parking lot at 3801 North 35th Street for any reason at any time.	
		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 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. 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.	
		14. That the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
		15. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		16. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on September 21, 2022.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	BZZA-19-00160 Dimensional Variance	Josephine Adams, Lessee	3327 W NATIONAL AV Ald. District 8
		Request to allow a wall sign that exceeds the maximum allowed display area and a permanent window sign that exceeds the maximum allowed glazing	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the applicant remove signage from the door and interior windows.
		7.	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>
64	BZZA-19-00213 Dimensional Variance, Special Use	Juan Diaz, Property Owner	2911 W BURNHAM ST Ald. District 8
		Request to occupy the premises as a contractor's yard that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	3 Ayes, 1 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a Department of Public Works (DPW) 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.	
		5. That landscaping in accordance with the plan submitted to the Board on June 12, 2019 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.	
		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 within 60 days of Board of Zoning Appeals approval.	
		10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 two (2) years, commencing with the date hereof.	
		13. That this Variance is granted to run with the land.	

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 May 30, 2019 and July 25, 2019 meeting. Seconded by Board member Jennifer Current. Unanimously approved.	
		The Board set the next meeting for October 10, 2019.	
		Board member Henry Szymanski moved to adjourn the meeting at 7:45p.m. Seconded by Board member Jennifer Current. Unanimously approved.	

BOARD OF ZONING APPEALS

Secretary of the Board