

BOARD OF ZONING APPEALS Premises Address/Ald. Dist.
CITY OF MILWAUKEE

REGULAR MEETING - February 08, 2024
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairperson: Eric Lowenberg (*voting on items 1-48*)
Vice Chairman: Henry Szymanski (*voting on items 1-48*)
Members: Jennifer Current (*excused*)
Terry Witkowski (*excused*)
Marjorie Rucker (*voting on items 1-48*)

Alt. Board Members: Lindsey St. Arnold Bell (*voting on items 1-48*)

START TIME: 4:01 p.m.

END TIME: 8:51 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-23-00187 Special Use	Beyond the Gap, INC, Property Owner Request to occupy the premises as a social service facility Action: Dismissed Motion: Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 0 Abstained.	7436-7436 N TEUTONIA AV Ald. District 1
2	BZZA-23-00210 Special Use	Beyond the Gap, INC, Property Owner Request to occupy the premises as a social service facility Action: Dismissed Motion: Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 0 Abstained.	7448-7448 N TEUTONIA AV Ald. District 1
3	BZZA-23-00392 Special Use, Use Variance	Lincoln Market Inc, Property Owner Request to occupy the premises as a tobacco or e-cigarette retailer Action: Dismissed Motion: Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 0 Abstained.	3530-3530 W LINCOLN AV Ald. District 8

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	BZZA-23-00342 Special Use, Use Variance	MA UMIYA 3928 LLC, Property Owner	3928-3928 S 76TH ST Ald. District 11
		Request to occupy the premises as a tobacco or e-cigarette retailer (vape shop)	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-23-00058 Special Use	Sixteenth Street Community Health Centers, Inc, Property Owner	834-834 S 17TH ST Ald. District 12
		Request to occupy the premises as a principal use parking lot	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-23-00059 Special Use	Sixteenth Street Community Health Centers, Inc, Property Owner	828-828 S 17TH ST Ald. District 12
		Request to occupy the premises as a principal use parking lot	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
7	BZZA-23-00060 Special Use	Sixteenth Street Community Health Centers, Inc, Property Owner	824-824 S 17TH ST Ald. District 12
		Request to occupy the premises as a principal use parking lot	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

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8	BZZA-23-00397 Special Use	5917 S Howell Ave, LLC, Prospective Buyer	5917-5917 S HOWELL AV Ald. District 13
		Request to occupy the premises as a truck freight terminal	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
9	BZZA-23-00016 Use Variance	One Step at a Time Child Care, Lessee	573-573 W LINCOLN AV Ald. District 14
		Request to occupy the premises as a day care center for 20 children per shift, infant to 12yrs of age operating Monday - Friday from 6:00 a.m. to 10 p.m.	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
10	BZZA-23-00391 Special Use, Use Variance	Ninze Myanmar Grocery Store LLC, Lessee	807-807 W OKLAHOMA AV Ald. District 14
		Request to occupy the premises as a tobacco or e-cigarette retailer	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss 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>
11	BZZA-24-00009 Special Use	Salt of the Earth Missionary Baptist Church, Inc., Property Owner	4236-4236 N TEUTONIA AV Ald. District 1
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That 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 takes 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-23-00483 Use Variance	Lois Lovable Lullabies LLC, Lessee	6132-6132 W FOND DU LAC AV Ald. District 2
		Request to occupy the premises as a daycare center for 35 children per shift, ages infant to 13 years of age, operating Monday - Friday from 6:00 a.m. to 10:00 p.m. and Saturday from 8:00 a.m. to 8:00 p.m.	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		7.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		8.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the petitioner takes 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 the applicant applies for a loading zone on West Fond Du Lac Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		14.	That this Use Variance is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-23-00488 Dimensional Variance	American Transmission Company, LLC, Other	6233-6233 N 76TH ST Ald. District 2
		Request to allow a barbed wire fence that exceeds the maximum allowed height and does not meet the screening requirements	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 all other city ordinance regulations related to fencing in an industrial light zoned district be followed and the fence maintained in good repair.	
		5. That this Dimensional Variance is granted to run with the land.	

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14	BZZA-23-00486 Special Use	Urban Ecology Center, Inc., Lessee	1400-1400 E PARK PL Ald. District 3
		Request to continue occupying the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 landscaping and screening is maintained in accordance with the landscape plan approved by the Department of City Development on August 7th 2009, 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 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 takes 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 time commencing with the date hereof, and expiring on October 11, 2042.	

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15	BZZA-24-00008 Special Use	A B + C Automotive, LLC, Lessee	3250-3250 N 77TH ST Ald. District 5
		Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 submits a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services	
5.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
6.		That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
7.		That no more than 8 vehicles are parked outside on the parking lot for any reason at any time.	
8.		That no vehicles are parked perpendicular to the building adjacent to the driveway approach on West Lisbon Avenue.	
9.		That no portion of any vehicle is parked over the paved public sidewalk at any time.	
10.		That no work on vehicles occurs in the public right-of-way.	
11.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
12.		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.	
13.		That no prohibited signage be displayed at the location per code section 295-407-9.	
14.		That the petitioner takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to hiring private personnel if necessary.	
15.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
16.		That all repair work is conducted inside the building.	
17.		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.	
18.		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.	
19.		That the applicant clears litter from the property three times daily at the opening of the business, at the mid-point of business hours, and at the end of business.	
20.		That this Special Use is granted for a period of five (5) years.	

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16	BZZA-24-00005 Special Use	Trade Design, Inc., Property Owner	3811-3811 N PORT WASHINGTON AV Ald. District 6
		Request to continue occupying the premises as an indoor wholesale and distribution facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 takes 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.	

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17	BZZA-24-00011 Special Use	STAR 1 LIMOUSINE SERVICE, LLC, Lessee	3939-3939 W CONCORDIA AV Ald. District 7
		Request to continue occupying the premises as a ground transportation service and hand car wash	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	No outdoor storage of auto parts, tires, nuisance vehicles, or other junk and debris.
		6.	All car washing and drying activity shall be conducted inside of the building.
		7.	All wastewater shall be contained on site.
		8.	That vehicles are not parked between the street curb and the paved public sidewalk, including driveway approaches.
		9.	That no work on vehicles occurs in the public right-of-way.
		10.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		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 all car washing is conducted inside the building.
		13.	That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		14.	That no prohibited signage be displayed at the location per code section 295-407-9.
		15.	That this Special Use is granted for a period of ten (10) years.

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18	BZZA-24-00013 Special Use	7 Heaven, LLC, Lessee	4610-4610 W FOND DU LAC AV Ald. District 7
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. That this Special Use is granted for a period of three (3) years.	

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19	BZZA-23-00484 Special Use	Crown Motors Group, LLC, Lessee	2831-2831 W BURNHAM ST Ald. District 8
		Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

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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 takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to hiring private personnel if necessary.	
7.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
8.		That all repair work is conducted inside the building.	
9.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
10.		That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.	
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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
13.		That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on January 14, 2021, 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.	
14.		That no more than 15 vehicles are parked on the lot for any reason at any time.	
15.		That the unused driveway located on West Burnham Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.	
16.		That no work on vehicles occurs in the public right-of-way.	
17.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
18.		That the applicant obtains a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
19.		That this Special Use is granted for a period of five (5) years.	

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20	BZZA-23-00485 Special Use	Green Community Alliance, LLC, Property Owner	1875-1875 W BRUCE ST Ald. District 8
		Request to occupy the premises as an indoor wholesale and distributions facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That this Special Use is granted for a period of ten (10) years.	

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21	BZZA-24-00016 Special Use	MKE Junk Junkies, LLC, Lessee	2640-2640 W GREVES ST Ald. District 8
		Request to continue occupying the premises as an outdoor salvage operation and light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 on-street parking spaces on W. Greves Street not be used by the petitioner's business or by their customers.	
		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 takes 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 follows all rules from the Wisconsin Department of Natural Resources relevant to groundwater runoff.	
		9. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		10. That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.	
		11. That the revised site plan dated January 10, 2019 is approved.	
		12. That no more than 90 vehicles are parked within the fenced area located west of the two buildings for any purpose at any time. NOTE: The 90 vehicle total does not include the 9 parking spaces located east of the south building.	
		13. That no work on vehicles occurs in the public right-of-way.	
		14. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		15. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
		16. That this Special Use is granted for a period of ten (10) years.	

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22	BZZA-23-00481 Special Use	Hula Rydes Enterprise, LLC, Lessee	4911-4911 W GOOD HOPE RD Ald. District 9
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
23	BZZA-24-00002 Special Use	Bell Ambulance, Inc., Lessee	6223-6223 W FOREST HOME AV Ald. District 11
		Request to continue occupying the premises as an ambulance service	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 takes 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.	

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24	BZZA-24-00007 Dimensional Variance	James Young, Property Owner	6534-6534 W WILBUR AV Ald. District 11
		Request to construct a garage that exceeds the maximum allowed overall height	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 this Dimensional Variance is granted to run with the land.	
25	BZZA-24-00004 Special Use	Norris, Inc. dba Achieve MKE, Lessee	1109-1109 W HISTORIC MITCHELL ST Ald. District 12
		Request to occupy a portion of the premises as a social service facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 takes 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-23-00427 Special Use	Jimmy Morgan BP, Inc., Lessee	1930-1930 W MORGAN AV Ald. District 13
		Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 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.
		6.	That within 60 days of Board approval of the special use the petitioner must submit a professionally drawn landscape plan that meets the intent of s295-405 of the Milwaukee Code of Ordinances to the Board of Zoning Appeals for approval by the Zoning Administration Group. Specifically, the landscape plan must provide trees, shrubs and perennials in the planting strip along the W Morgan Av frontage and additional plant material along the S 20th street frontage.
		7.	That landscaping and screening in accordance with an approved landscape plan is implemented by July 1st 2024 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		8.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		11.	That the applicant does not have outdoor storage or display of products or merchandise.
		12.	That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.
		13.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-23-00479 Dimensional Variance	Wayne and Mary Jo Bellinger, Property Owner	2209-2209 W DENIS AV Ald. District 13
		Request to construct an addition to a single-family dwelling that does not meet the minimum rear setback requirement	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 this Dimensional Variance is granted to run with the land.	
28	BZZA-24-00003 Special Use	Bell Ambulance, Inc., Lessee	1135-1135 E HOLT AV Ald. District 14
		Request to continue occupying the premises as an ambulance service	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on February 2, 1998, 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 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 takes 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-24-00012 Dimensional Variance	David and Debbie Endres, Property Owner	2556-2556 S SUPERIOR ST Ald. District 14
		Request to construct a porch that exceeds the maximum allowed front setback	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, closure of any portion of the public right-of-way to facilitate construction and construction of new steps between the public sidewalk and the new porch. The DPW permits must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		5. That this 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>
30	BZZA-23-00355 Dimensional Variance	Berrada Properties 43, LLC, Property Owner	8936-8936 W LYNX AV Ald. District 2
		Request to reconstruct a parking lot with boulders that does not meet the required setback from the property line and without the required landscaping and screening	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 landscaping and screening in accordance with the plan submitted to the Board on December 15, 2023 is installed by June 1st, 2024, and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		5.	That the site plan submitted to the BOZA office on December 15, 2023 is approved.
		6.	That the exterior bicycle parking shown on the site plan dated December 15, 2023 is installed by May 31, 2024.
		7.	That the boulders within the West Lynx Avenue right-of-way be relocated onto private property by May 31, 2024.
		8.	That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.
		9.	That the boulders within the West Lynx Avenue right-of-way be relocated onto private property within 30 days.
		10.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-23-00472 Special Use	Senor Gorditos, LLC, Lessee	1801-1801 E NORTH AV Ald. District 3
		Request to occupy the premises as a restaurant with a drive through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 requirement of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-404-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to hiring private personnel if necessary.	
		7. That this use does not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		8. That 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.	
		9. That the site plan received by the BOZA Office on January 25, 2024 is approved.	
		10. That the applicant or property owner install stop signs, one at each driveway, as shown on the approved site plan within 30 days.	
		11. That the applicant paint a right-turn arrow onto their parking lot adjacent to the driveway on East Kenilworth Place by June 30, 2024.	
		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 this use does 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.	
		14. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-24-00015 Special Use	NWC 331 Commercial, LLC c/o Urban Innovations, Lessee	401-401 W MICHIGAN ST Ald. District 4
		Request to erect an off-premise roof sign that does not meet the minimum required distance from a residential use and the required set back from any exterior wall facing a public street	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, closure of any portion of the public right-of-way to facilitate construction of the sign. 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 these Special Uses are granted to run with the land.
33	BZZA-23-00435 Special Use	Lindems Automotive Golden Club, Inc. dba Lindems Auto Body, Lessee	3915-3915 N PALMER ST Ald. District 6
		Request to add a light motor vehicle sales facility and to continue occupying the premises as an outdoor salvage operation and light motor vehicle repair facility and body shop	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
34	BZZA-24-00006 Dimensional Variance	Action Food & Liquor, LLC, Lessee	3455-3455 N MARTIN L KING JR DR Ald. District 6
		Request to allow wall signs that exceeds the number of signs allowed per 25 linear feet	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Marjorie Rucker.	
	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>
35	BZZA-23-00464 Special Use	Courage Initiative Limited dba Courage MKE, Property Owner	2030-2030 W NATIONAL AV Ald. District 8
		Request to occupy the premises as a transitional housing for 8 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		9. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		10. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-23-00465 Special Use	De Colores Day Care Center, LLC, Lessee	1732-1732 S MUSKEGO AV Ald. District 8
		Request to continue occupying the premises as a day care center for 28 children per shift infant to 13 years of age, operating Monday - Friday 5:30 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 maintains the loading zone on South Muskego Avenue. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the 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 takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		11.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		12.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-24-00001 Special Use	Milwaukee County Housing, Property Owner	1615-1615 S 22ND ST Ald. District 8
		Request to occupy the premises as an emergency residential shelter	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner takes 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 time commencing with the date hereof, and expiring on March 31, 2024.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-24-00010 Use Variance	IXL Learning Center, Lessee	8221-8221 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as a day care center for 82 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 9:00 p.m. and Saturday from 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 takes 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 an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submits a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		11.	That the applicant provides a revised site plan that shows the size and location of the play area in a location that does not interfere with loading dock access or ingress/egress access to other units within the strip mall. The revised site plan must be submitted to the Zoning Administration Group for review and approval within 60 days.
		12.	That this Use Variance is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-23-00415 Dimensional Variance	La Corona Apartments, Property Owner	1655-1655 S 3RD ST Ald. District 12
		Request to erect a freestanding sign that exceeds the maximum display area allowed	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
40	BZZA-23-00429 Special Use	JJ Sak, LLC, Property Owner	822-822 W SCOTT ST Ald. District 12
		Request to continue occupying the premises as a rooming house for 11 occupants	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 provides at least two (2) bicycle parking spaces within thirty (30) days.	
		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 takes 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 applicant submits a contact name and number be provided to the Board Office within thirty (30) days of the issuance of this written decision. The contact name and number must be available to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		9. That the applicant submits a revised Plan of Operation to the Board office.	
		10. That this Special Use is granted for a period of two (2) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-23-00457 Special Use	MKE Towing & Recovery LLC, Property Owner	1430-1430 S MUSKEGO AV Ald. District 12
		Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
42	BZZA-22-00373 Dimensional Variance, Special Use, Use Variance	MKE Towing & Recovery, LLC, Lessee	206-206 W LAYTON AV Ald. District 13
		Request to occupy the premises as a heavy motor vehicle outdoor storage facility and light motor vehicle outdoor storage facility without the required screening	
	Action:	Adjourned	
	Motion:		
	Vote:		
43	BZZA-23-00487 Dimensional Variance	Dennis Hafert, Property Owner	2269-2269 W BOLIVAR AV Ald. District 13
		Request to construct an addition to the existing garage that exceeds the maximum allowed area and exceeds the maximum allowed sidewall height	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-23-00439 Dimensional Variance	Shenita Ray, Property Owner	2421-2421 N SHERMAN BL Ald. District 15
		Request to allow a 6 ft. fence in the side yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Marjorie Rucker 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 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>
45	BZZA-22-00475 Special Use	IPLUG Auto and Services, LLC, Lessee	4919-4919 N 31ST ST Ald. District 1
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 takes 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 all required City and State licenses relative to Light Motor Vehicle sales.	
		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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.	
		10. That the site plan received by the BOZA office on December 18, 2023 is approved.	
		11. That no more than 4 vehicles are parked outside on the lot for any reason at any time. NOTE: The "lot" is to the west of the building.	
		12. That vehicles are not parked within the public alley at any time.	
		13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		14. That the applicant obtains a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way. NOTE: The east building face is at the property line any vehicles parked east of the building will be in the North 31st Street right-of-way.	
		15. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	BZZA-23-00424 Use Variance	Phased 7317, LLC, Lessee	7317-7317 N TEUTONIA AV Ald. District 1
		Request to occupy the premises as a tobacco or e-cigarette retailer	
	Action:	Denied	
	Motion:	Marjorie Rucker moved to deny the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
47	BZZA-22-00180 Use Variance	Eassel, LLC, Lessee	615-615 S 89TH ST Ald. District 10
		Request to occupy the premises as an assembly hall	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
48	BZZA-23-00477 Special Use	Meta House Inc., Prospective Buyer	3901-3901 W BLUE MOUND RD Ald. District 10
		Request to occupy the premises as a social service facility and a community living arrangement for 100 occupants	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

Other Business:

Board member Henry Szymanski moved to approve the minutes of the January 18, 2024 meeting. Seconded by Board member Marjorie Rucker. Unanimously approved.

The Board set the next meeting for March 7, 2024.

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 8:51 p.m.. Seconded by Board member Henry Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board