

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING - March 07, 2024**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-41*)  
**Vice Chairman:** Henry Szymanski (*voting on items 1-41*)  
**Members:** Jennifer Current (*voting on items 1-21, 23-41*)  
Terry Witkowski (*voting on items 1-21, 22-27, 28-41*)  
Marjorie Rucker (*voting on items 1-41*)

**Alt. Board Members:** Lindsey St. Arnold Bell (*voting on items 22 and 28, excused 31-41*)

START TIME: 2:01 P.M.

END TIME: 6:45 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-23-00250 Special Use, Use Variance	New Beginnings Are Possible, Inc., Property Owner  Request to occupy the premises as a social service facility with a commercial kitchen and a community center	6100-6100 N 42ND ST Ald. District 1
	Action:	Dismissed	
	Motion:	Terry Witkowski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-23-00026 Special Use	Bonded Enterprises, LLC, dba Bonded Motors, Lessee  Request to add a light motor vehicle sales facility to the continuous nonconforming light motor vehicle repair facility	7007-7007 W FOND DU LAC AV Ald. District 2
	Action:	Dismissed	
	Motion:	Terry Witkowski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-23-00071 Special Use	Family 1st Deals Automotive Deals, LLC, Lessee	6048-6048 N 76TH ST Ald. District 2
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Dismissed	
	Motion:	Terry Witkowski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-24-00039 Special Use	US Bank, Property Owner	777-777 E WISCONSIN AV Ald. District 4
		Request to occupy the premises as a non-restaurant (bank) with a drive-through facility	
	Action:	Dismissed	
	Motion:	Terry Witkowski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-23-00047 Dimensional Variance, Special Use	Steven Prince, Lessee	3345-3341 N BOOTH ST Ald. District 6
		Request to occupy the premises as a light motor vehicle repair facility, light motor vehicle outdoor storage, a principal use parking lot and to park on an unpaved surface	
	Action:	Dismissed	
	Motion:	Terry Witkowski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-22-00300 Dimensional Variance	Best Friends Learning Center, LLC, Lessee	2900-2900 W LAPHAM ST Ald. District 8
		Request to allow wall signs that exceed the maximum allowed glazing and number of signs	
	Action:	Dismissed	
	Motion:	Terry Witkowski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-23-00125 Special Use	My Spot Tech, LLC, Lessee	2873-2873 S 13TH ST Ald. District 14
		Request to occupy the premises as a currency exchange facility	
	Action:	Dismissed	
	Motion:	Terry Witkowski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-24-00037 Dimensional Variance	Teens Grow Greens, Inc., Property Owner	4215-4215 N GREEN BAY AV Ald. District 1
		Request to install a wall sign that does not meet the mounting requirements	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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>
9	BZZA-24-00022 Use Variance	Williams Learning Academy, Lessee	6446-6446 W FOND DU LAC AV Ald. District 2
		Request to occupy the premises as a day care center for 50 children per shift infant - 14 years of age operating Sunday - Saturday from 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner 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 the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner 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.
		12.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		13.	That this Use Variance is granted for a period of three (3) years.

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10	BZZA-24-00036 Special Use	Studio D, LLC dba Studio D Day Spa, Lessee	1658-1658 N VAN BUREN ST Ald. District 3
		Request to continue occupying the premises as a personal service (spa)	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner 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 signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		8. That the storefront windows remain as transparent glass.	
		9. That this Special Use is granted for a period of ten (10) years.	

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11	BZZA-24-00019 Use Variance	Beans With Sass, LLC, Lessee	311-311 E WISCONSIN AV Ald. District 4
		Request to occupy a portion of the premises as a catering service (shared base kitchen)	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner 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 the storefront windows remain as transparent glass in accordance with the glazing standards of s295-705.5.5 of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		9.	That this Use Variance is granted for a period of three (3) years.
12	BZZA-24-00032 Special Use	HKP LLC dba Subway, Lessee	1200-1200 N VAN BUREN ST Ald. District 4
		Request to continue occupying the premises as a restaurant without a drive through facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

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13	BZZA-24-00042 Special Use	US Bank, Property Owner	9921-9921 W CAPITOL DR Ald. District 5
		Request to occupy the premises as a non-restaurant (bank) with a drive-through facility	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner 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 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.	
		8. That this Special Use is granted for a period of twenty (20) years.	
14	BZZA-24-00040 Dimensional Variance	United Way of Greater Milwaukee, Property Owner	1710-1710 N MARTIN L KING JR DR Ald. District 6
		Request to install an off-premise freestanding sign that exceeds the maximum display area and height allowed	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That landscaping and screening in accordance to the plan submitted to the Board on February 18, 2022 is implemented and is maintained in a manner that meets the intent of city code.	
		5. That the sign is entirely on private property.	
		6. 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>
15	BZZA-24-00041 Special Use	US Bank, Property Owner	5220-5220 W NORTH AV Ald. District 10
		Request to occupy the premises as a non-restaurant with a drive-through facility (this is an intensification of a nonconforming use)	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner 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 twenty (20) years.



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16	BZZA-24-00028 Special Use	Courage Initiative Limited dba Courage House, Property Owner	1544-1544 S 6TH ST Ald. District 12
		Request to continue occupying the premises as a group foster home for 5 occupants and a social service facility	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner 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 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.
		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>
17	BZZA-24-00025 Special Use	Rayan Auto Sales, LLC, Lessee	421-421 W VIRGINIA ST Ald. District 12
		Request to continue occupying the premises as a light motor vehicle repair and sales facility	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner 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 no more than 4 vehicles be parked outside of the building on the west half of the vacated alley east of the building at any time for any reason. Said vehicles must not impact access to the property to the east of the vacated alley.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. 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.	
		14. That this Special Use is granted for a period of two (2) years.	

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18	BZZA-24-00017 Special Use	Reo Motors, Inc., Lessee	6206-6206 S 27TH ST Ald. District 13
		Request to continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
19	BZZA-24-00038 Dimensional Variance	Kathleen Smith, Property Owner	5545-5545 S 25TH ST Ald. District 13
		Request to install a fence in the side yard that exceeds the maximum height allowed and install a 6 ft. fence along the street side property line that does not meet the minimum 5 ft. setback from the sidewalk	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the fence is constructed wholly on private property.
		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>
20	BZZA-24-00043 Special Use	Hermans Auto Clinic LLC, Lessee	6100-6100 S HOWELL AV Ald. District 13
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		11. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on 07/17/15, 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.	
		12. That no work on vehicles occurs in the public right-of-way.	
		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 this Special Use is granted for a period of ten (10) years.	

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21	BZZA-24-00018 Special Use	M & N Auto Repair, LLC, Lessee	2246-2246 N 44TH ST Ald. District 15
		Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner 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 vehicles are not parked between the paved public sidewalk and the street curb.	
		11. That no work on vehicles occurs in the public right-of-way.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. 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>
22	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 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 identifiable pedestrian walkway leading from the public sidewalk connecting the public sidewalk to the principal building is paved with non-asphalt materials in accordance with s295-605-4 of Milwaukee code of ordinances	
6.		That the submitted landscape plan is revised. The revised landscape plan should account for any changes in the submitted landscape plan after an assessment of existing landscaping of the site has been completed. The revised plan should also account for any changes in landscaping as a result of any design changes requested by DPW for the pedestrian access ramp.	
7.		That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
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 a pedestrian connection compliant with the ADA and MCO 295-605-4-d between the public sidewalk on North 39th Street and the new building is constructed on the site. Said pedestrian connection must be constructed prior to issuance of a building occupancy certificate.	
13.		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, construction of the new barrier free access ramp; and construction of new utility laterals. 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.	
14.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 39th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
15.		That the unused driveway located on West Clybourn 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.	

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		16.	That this Special Use is granted for a period of fifteen (15) years.
23	BZZA-24-00026 Special Use	Sunset Auto Sales and Repair Shop, LLC, Lessee	2610-2610 W HAMPTON AV Ald. District 1
		Request to continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-24-00020 Dimensional Variance, Special Use	North Edison, LLC, Property Owner	1005-1005 N EDISON ST Ald. District 4
		Request to construct a mixed-use building that does not meet the minimum street level interior activation zone requirement and the building's floor area exceeds the allowed floor area ratio requirement	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 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 building is developed in accordance with the plans submitted to the Board on March 1, 2024. In particular that glazing is implemented in accordance with the plan and that high-quality doors and windows, and a glazed overhead door are installed along the N Edison St façade.	
5.		That a certified survey map that combines the two parcels owned by the petitioner is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds	
6.		That the petitioner complies with the terms of the leases for the properties owned by the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee and leased to the petitioner.	
7.		That landscaping in accordance with the plan submitted to the Board on March 1, 2024, for the parcels leased to the petitioner is installed by within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
8.		That the Site Plan Review Overlay Zone (SPROD) is approved by the City Plan Commission	
9.		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.	
10.		That no prohibited signage be displayed at the location per code section 295-407-9.	
11.		That the petitioner takes all measures necessary to control litter, loitering and loud noise on the prem-ises, 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 require-ments prior to occupancy.	
13.		That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of utility laterals; closure of any portion of the public right-of-way to facilitate building construction; removal and replacement of the public sidewalk; and planting of trees, shrubs and other plant materials. 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.	
14.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
15.		That the applicant applies for a loading zone on North Edison Street prior to issuance of a Building Occupancy Certificate. Please contact Mr. Dale Dietze at 414-286-8678 to apply for the loading zone.	
16.		That the unused driveway located on North Edison 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.	
17.		That this Dimensional Variance and Special Use 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>
25	BZZA-24-00060 Dimensional Variance,Special Use	North Edison, LLC, Property Owner	100-100 E STATE ST Ald. District 4
		Request to construct a mixed-use building that does not meet the minimum street level interior activation zone requirement and the building's floor area exceeds the allowed floor area ratio requirement	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the building is developed in accordance with the plans submitted to the Board on March 1, 2024. In particular that glazing is implemented in accordance with the plan and that high quality doors and windows, and a glazed overhead door are installed along the N Edison St façade.	
5.		That a certified survey map that combines the two parcels owned by the petitioner is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds.	
6.		That the petitioner complies with the terms of the leases for the properties owned by the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee and leased to the petitioner.	
7.		That landscaping in accordance with the plan submitted to the Board on March 1, 2024, for the parcels leased to the petitioner is installed by within 90 days of occupancy and is maintained in accordance with s295 405 1 f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
8.		That the Site Plan Review Overlay Zone (SPROD) is approved by the City Plan Commission	
9.		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.	
10.		That no prohibited signage be displayed at the location per code section 295 407 9.	
11.		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.	
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 a Department of Public Works (DPW) permit is obtained for any work in the public right of way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate building construction; removal and replacement of the public sidewalk; and planting of trees, shrubs and other plant materials. 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.	
14.		That bicycle parking is provided as required by Section 295 404 of the Milwaukee Code of Ordinances.	
15.		That the applicant applies for a loading zone on North Edison Street prior to issuance of a Building Occupancy Certificate. Please contact Mr. Dale Dietze at 414 286 8678 to apply for the loading zone.	
16.		That the unused driveway located on North Edison 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.	
17.		That this Dimensional Variance and Special Use 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>
26	BZZA-24-00034 Special Use	Wisconsin Center District, Property Owner	400-400 W WISCONSIN AV Ald. District 4
		Request to erect two automatic changeable message wall signs with flashing lights that do not meet the mounting requirements	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, placement of a crane in the public right-of-way to install said signs. 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.
27	BZZA-22-00410 Special Use	Family Wheels, LLC, Lessee	3631-3631 N 76TH ST Ald. District 5
		Request to occupy the premises as a light motor vehicle sales and repair facility.	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	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:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That no more than 7 vehicles are parked outdoors on the parking lot for any reason at any time.	
5.		That no vehicles are parked in the area between the property line and the street curb, including the area between the paved public sidewalk and street curb or street pavement at any time.	
6.		That no work on vehicles occurs in the public right-of-way.	
7.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
8.		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.	
9.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.	
10.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
11.		That no prohibited signage be displayed at the location per code section 295-407-9.	
12.		That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
13.		That the 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.	
14.		That all repair work is conducted inside the building.	
15.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
16.		That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.	
17.		That 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. for Vehicle sales.	
18.		That these Special Uses are 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>
29	BZZA-23-00436 Special Use	United Towing, LLC, Lessee	2671-2671 N HOLTON ST Ald. District 6
		Request to occupy the premises as light motor vehicle outdoor storage	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-24-00033 Special Use	3345 Booth, LLC, Property Owner	3345-3345 N BOOTH ST Ald. District 6
		Request to occupy the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That signage plans which meet the sign standards of s.295-805 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.	
5.		That within 60 days of Board approval of the special use the petitioner must agree to work with the Zoning Administration Group, the BID and Riverworks to review the feasibility of providing landscaping or screening between the parcel and the abutting Beerline Trail. If it is determined that this is feasible then the petitioner must submit a plan to the Board for approval by the Zoning Administration Group. The plan must also include a date by which any landscaping or screening improvements are installed.	
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 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 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.	
14.		That no more than 3 vehicles are parked outside on the lot for any reason at any time.	
15.		That no work on vehicles occurs in the public right-of-way.	
16.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
17.		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>
31	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner 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 the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.	
		9. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		10. 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.	
		11. 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>
32	BZZA-24-00024 Special Use	Caring 4 Kids Child Care, LLC, Lessee	7365-7365 W APPLETON AV Ald. District 10
		Request to increase the hours of operation from Monday - Saturday from 5:00 a.m. - midnight to 24 hours from Sunday - Saturday and to continue occupying the premises as a day care center for 58 children per shift infant - 13 years of age	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner 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.
		7.	That the petitioner obtains a new occupancy certificate to account for the increase in hours of operation 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.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		11.	That 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.
		12.	That the applicant maintains the loading zone on North 74th Street. Please contact Mr. Dale Dietze at 414-286-8678 to renew, if necessary, the loading zone.
		13.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 24, 2031.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	BZZA-24-00014 Special Use	Sanchez Welding Shop and Repair, LLC, Lessee	1662-1662 S 13TH ST Ald. District 12
		Request to continue occupying the premises as a light manufacturing and light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		6. That all repair work is conducted inside the building.	
		7. That no work on vehicles occurs in the public right-of-way.	
		8. That no work occurs in the city-owned public parking lot at 1657 South 12th Street.	
		9. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		11. That no prohibited signage be displayed at the location per code section 295-407-9.	
		12. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		13. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		14. That all repair work is conducted inside the building.	
		15. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		16. That the applicant does not have outdoor storage or display of products or merchandise.	
		17. That these Special Uses are 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>
34	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 and to alter the existing garage sidewalls to exceed the maximum allowed height	
	Action:	Adjourned	
	Motion:	Terry Witkowski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-24-00030 Special Use	JMR Properties IV, LLC, Property Owner	5575-5575 S 27TH ST Ald. District 13
		Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is an intensification and a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the identifiable pedestrian walkway leading from the public sidewalk along S 27th St to the front of the building is paved with a non-asphalt material.	
5.		That landscaping and screening in accordance with the plan submitted to the Board on March 5, 2024, is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
6.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
7.		That all car wash and repair activity is conducted inside of the building with overhead doors closed.	
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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
13.		That all repair work is conducted inside the building.	
14.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
15.		That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.	
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 these Special Uses are 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>
36	BZZA-24-00031 Use Variance	Chanabla Gizmo Co., Property Owner	3401-3401 S 16TH ST Ald. District 13
		Request to occupy a portion of the premises as an outdoor storage facility (shipping container)	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
37	BZZA-22-00244 Dimensional Variance	New Cingular Wireless PCS, LLC, Lessee	360-360 E HOWARD AV Ald. District 14
		Request to construct an 18 ft. fence that exceeds the maximum height allowed along the side and rear lot lines	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	3 Ayes, 2 Nays (TW, MR), 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant obtains a Department of Public Works (DPW) permit for the fence work prior to issuance of any permits by the Department of Neighborhood Services. Applicant must submit plans to DPW indicated if and how the fence footings will be modified to accommodate the new fence height.
		5.	That the tower enclosure is developed in accordance with the plans submitted to the Board on March 1st, 2024.
		6.	That the applicant obtains a fence permit within 30 days of Board approval
		7.	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>
38	BZZA-24-00023 Dimensional Variance, Special Use	Melony Pederson and Courtney Brand, Property Owner	2331 S LOGAN AV Ald. District 14
		Request to split the existing lot and to allow two principal buildings that exceeds the maximum number allowed and exceeds the maximum front setback allowed and does not meet the minimum side setback required	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a certified survey map or subdivision plat that divides the lot as shown on the Certified Survey Map submitted to the BOZA office on 2/27/24 is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds.	
		5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State Residential building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		6. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of utility laterals and closure of any portion of the public right-of-way to facilitate construction. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		7. That these Variances and Special Use 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>
39	BZZA-24-00044 Dimensional Variance,Special Use	Melony Pederson and Courtney Brand, Property Owner	2327-2327 S LOGAN AV Ald. District 14
		Request to split the existing lot and to allow two principal buildings that exceeds the maximum number allowed and exceeds the maximum front setback allowed and does not meet the minimum side setback required	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a certified survey map or subdivision plat that divides the lot as shown on the Certified Survey Map submitted to the BOZA office on 2/27/24 is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds.	
		5. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State Residential building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		6. That a Department of Public Works (DPW) permit is obtained for any work in the public right of way, including, but not limited to, construction of utility laterals and closure of any portion of the public right of way to facilitate construction. The DPW permit must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at 414 286 2454 with questions regarding this matter.	
		7. That these Dimensional Variances and Special Use are granted to run with the land.	
40	BZZA-23-00409 Special Use,Use Variance	5 Star Towing MKE, LLC, Lessee	1834-1834 W WALNUT ST Ald. District 15
		Request to occupy the premises as a ground transportation service, light motor vehicle outdoor storage, repair, and sales facility, and an outdoor salvage operation	
	Action:		
	Motion:		
	Vote:	Ayes, Nays, Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-23-00489 Use Variance	Center for Veterans Issues, Inc., Lessee	217-217 N 68TH ST Ald. District 10
		Request to occupy the premises as transitional housing for 81 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact's 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 Use Variance is granted for a period of thirty (30) months.	

**Other Business:**

Board member Henry Szymanski moved to approve the minutes of the February 8, 2024 meeting. Seconded by Board member Marjorie Rucker. Unanimously approved.

The Board set the next meeting for April 4, 2024.

Board member Henry Szymanski moved to adjourn the meeting at 6:45 p.m.. Seconded by Board member Marjorie Rucker. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board