

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

**REGULAR MEETING - May 02, 2024**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-50*)  
**Vice Chairman:** Henry Szymanski (*voting on items 1-50*)  
**Members:** Jennifer Current (*voting on items 1-50*)  
Terry Witkowski (*voting on items 1-50*)  
Marjorie Rucker (*excused*)

**Alt. Board Members:** Lindsey St. Arnold Bell (*voting on items 1-50*)

START TIME: 4:07 P.M.

END TIME: 7:04 P.M.

| <u>Item No.</u> | <u>Case No./ Case Type</u>   | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>              |
|-----------------|------------------------------|--|---|
| 1               | BZZA-23-00294<br>Special Use | On-Kaul Auto Salvage,<br>Property Owner  | 8520-8520 W KAUL AV<br>Ald. District 2          |
|                 |                              | Request to continue to occupy the premises as an indoor and outdoor salvage operation (this is an intensification)   |   |
|                 | Action:                      | Dismissed  |   |
|                 | Motion:                      | Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.   |   |
|                 | Vote:                        | 5 Ayes, 0 Nays, 0 Abstained  |   |
| 2               | BZZA-24-00098<br>Special Use | Kids Plus Center, LLC,<br>Lessee   | 7400-7400 W SILVER SPRING DR<br>Ald. District 2 |
|                 |                              | Request to occupy the premises as a day care center for 20 children per shift, infant - 13 years of age, and operating Monday - Friday from 6:00 a.m. - midnight |   |
|                 | Action:                      | Adjourned  |   |
|                 | Motion:                      |  |   |
|                 | Vote:                        |  |   |

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|-----------------|------------------------------|--|---|
| 3               | BZZA-24-00113<br>Special Use | Precious Blessings Learning Center LLC,<br>Lessee  | 6915-6915 W FOND DU LAC AV<br>Ald. District 2 |
|                 |                              | Request to reduce the hours of operation from Monday - Sunday from 5:00 a.m. - midnight to Monday - Sunday 6:00 a.m. - 11:59 p.m. and to continue occupying the premises as a day care center for 74 children per shift, infant -13 years of age |   |
|                 | Action:                      | Adjourned  |   |
|                 | Motion:                      |  |   |
|                 | Vote:                        |  |   |

|   |                              |  |  |
|---|------------------------------|--|--|
| 4 | BZZA-24-00101<br>Special Use | New Prospects Counseling Services, LLC,<br>Lessee                        | 1219-1219 N CASS ST<br>Ald. District 4 |
|   |                              | Request to occupy a portion of the premises as a health clinic           |  |
|   | 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 this Special Use is granted for a period of ten (10) years.

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| 5               | BZZA-24-00104<br>Special Use | Welcome Milwaukee, LLC dba Welcome Mart,<br>Property Owner   | 350-350 N PLANKINTON AV<br>Ald. District 4 |
|                 |                              | Request to continue occupying a portion of the premises as a car wash  |  |
|                 | 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 all car washing is conducted inside the building.  |  |
|                 |                              | 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 no prohibited signage be displayed at the location per code section 295-407-9.   |  |
|                 |                              | 8. That all waste water is contained on site.  |  |
|                 |                              | 9. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on March 20, 2024, 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. |  |
|                 |                              | 10. That no additional signage may be erected on the site unless it meets the signage standards of s.295-705 of the Milwaukee Zoning Code.   |  |
|                 |                              | 11. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.  |  |
|                 |                              | 12. That this Special Use is granted for a period of ten (10) years.   |  |

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| 6               | BZZA-24-00114<br>Special Use | AWI Sushi,<br>Lessee  | 755-755 N WATER ST<br>Ald. District 4   |
|                 |                              | Request to install a Type A wall sign that does not meet the mounting requirements  |   |
|                 | 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 this Special Use is granted to run with the land.  |
| 7               | BZZA-24-00100<br>Special Use | Dimples & Smiles Family Daycare, LLC,<br>Lessee   | 7970-7970 W APPLETON AV<br>Ald. District 5  |
|                 |                              | Request to increase the hours of operation from Sunday - Saturday from 6:00 a.m. - 10:00 p.m. to 24-hours Monday - Friday and Saturday midnight - 10:00 p.m., to increase the age from infant - 12 to infant - 14 years of age, and to continue occupying the premises as a day care center for 46 children |   |
|                 | Action:                      | Adjourned   |   |
|                 | Motion:                      |   |   |
|                 | Vote:                        |   |   |

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| 8               | BZZA-24-00118<br>Use Variance | Khadija's Kozy Korner LLC,<br>Lessee   | 8320-8320 W LISBON AV<br>Ald. District 5   |
|                 |                               | Request to occupy the premises as a day care center for 30 children per shift, infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 11:59 p.m. |  |
|                 | 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 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.   |
|                 |                               | 5.   | That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.  |
|                 |                               | 6.   | That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.   |
|                 |                               | 7.   | That the petitioner submits a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.  |
|                 |                               | 8.   | That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.   |
|                 |                               | 9.   | That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.   |
|                 |                               | 10.  | That no prohibited signage be displayed at the location per code section 295-407-9.  |
|                 |                               | 11.  | That the petitioner 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 facility does not exceed the capacity established by the State Department of Children and Families.   |
|                 |                               | 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 this Use Variance is granted for a period of five (5) years.  |

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| 9               | BZZA-24-00099<br>Special Use | Gas N Go Enterprises, Inc. DBA Singh Gas,<br>Lessee  | 1909-1909 W HOPKINS ST<br>Ald. District 6 |
|                 |                              | Request to continue occupying the premises as a motor vehicle filling station  |   |
|                 | 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 site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.   |   |
|                 |                              | 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.   |   |
|                 |                              | 6. That landscaping and screening in accordance to the plan submitted to the Board on March 15, 2024 is installed within 90 days of board approval and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. |   |
|                 |                              | 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.  |   |
|                 |                              | 8. That no prohibited signage be displayed at the location per code section 295-407-9.   |   |
|                 |                              | 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.   |   |
|                 |                              | 10. That the applicant does not have outdoor storage or display of products or merchandise.  |   |
|                 |                              | 11. That 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.   |   |
|                 |                              | 13. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.  |   |
|                 |                              | 14. That this Special Use is granted for a period of ten (10) years.   |   |

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|-----------------|------------------------------|--|---|
| 10              | BZZA-24-00109<br>Special Use | Dynamic Child Care Solutions, LLC,<br>Lessee   | 412-412 E BURLEIGH ST<br>Ald. District 6  |
|                 |                              | Request to continue occupying the premises as a day care center for 47 children per shift infant - 12 years of age operating Monday - Friday from 5:30 a.m. - midnight and Saturday - Sunday 5:30 a.m. - 6:00 p.m. |   |
|                 | 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 a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.  |
|                 |                              | 5.   | That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.   |
|                 |                              | 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 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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.  |
|                 |                              | 9.   | 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. |
|                 |                              | 10.  | That the facility does not exceed the capacity established by the State Department of Children and Families.  |
|                 |                              | 11.  | That no prohibited signage be displayed at the location per code section 295-407-9.   |
|                 |                              | 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 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 this Special Use is granted for a period of ten (10) years.  |

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| 11              | BZZA-24-00116<br>Special Use | Boys & Girls Clubs of Greater Milwaukee, Inc. dba<br>The Ready Center,<br>Lessee  | 1916-1916 N VEL R PHILLIPS AV<br>Ald. District 6 |
|                 |                              | Request to occupy the premises as a social service 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.   |  |
|                 |                              | 9. That this Special Use is granted for a period of five (5) years.   |  |



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| 12              | BZZA-24-00091<br>Special Use | JB's Integrity Motors, Inc.,<br>Lessee  | 4711-4711 N HOPKINS ST<br>Ald. District 7 |
|                 |                              | Request to continue occupying 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 all required City and State licenses relative to Light Motor Vehicle sales.  |   |
|                 |                              | 8. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.   |   |
|                 |                              | 9. 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.   |   |
|                 |                              | 10. That no additional signage be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.  |   |
|                 |                              | 11. That landscaping and screening in accordance to the plan submitted to the Board on March 11, 2024 is installed within 90 days of occupancy and is maintained in accordance with the landscape requirements of s295-405 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. |   |
|                 |                              | 12. That this Special Use is granted for a period of ten (10) years.  |   |

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| 13              | BZZA-24-00112<br>Use Variance | New Beginnings Child Development Center, LLC,<br>Lessee  | 5209-5209 W HAMPTON AV<br>Ald. District 7  |
|                 |                               | Request to occupy the premises as a day care center for 28 children per shift, infant - 13 years of age, and operating Sunday - Saturday from 5:00 a.m. - midnight |  |
|                 | 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 a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.   |
|                 |                               | 5.   | That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.  |
|                 |                               | 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 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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.   |
|                 |                               | 9.   | That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.   |
|                 |                               | 10.  | That no prohibited signage be displayed at the location per code section 295-407-9.  |
|                 |                               | 11.  | That the petitioner 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 facility does not exceed the capacity established by the State Department of Children and Families.   |
|                 |                               | 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 this Use Variance is granted for a period of three (3) years.   |

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| 14              | BZZA-24-00103<br>Special Use | Dreamland Petroleum Company,<br>Property Owner  | 405-405 N 27TH ST<br>Ald. District 10 |
|                 |                              | Request to continue occupying the premises as a motor vehicle filling station and car wash  |                                       |
|                 | 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 site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.  |                                       |
|                 |                              | 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.  |                                       |
|                 |                              | 6. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on March 20, 2024, 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. |                                       |
|                 |                              | 7. That the applicant does not have outdoor storage or display of products or merchandise.  |                                       |
|                 |                              | 8. 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.  |                                       |
|                 |                              | 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.  |                                       |
|                 |                              | 12. That all car washing is conducted inside the building.  |                                       |
|                 |                              | 13. That all waste water is contained on site.  |                                       |
|                 |                              | 14. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.  |                                       |
|                 |                              | 15. That this Special Use is granted for a period of ten (10) years.  |                                       |

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| 15              | BZZA-24-00053<br>Dimensional Variance | Notre Dame School of Milwaukee,<br>Property Owner  | 1501-1501 W SCOTT ST<br>Ald. District 12 |
|                 |                                       | Request to install a 6 ft chain link fence in the front, side, and rear yards that exceeds the maximum allowed height                                |  |
|                 | 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 all other city ordinance regulations related to fencing in a residential zoned district be followed and the fence maintained in good repair. |  |
|                 |                                       | 5. The fence is located wholly 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>    |
|-----------------|------------------------------|---|---------------------------------------|
| 16              | BZZA-24-00075<br>Special Use | Milwaukee Christian Center, Inc.,<br>Lessee   | 807-807 S 14TH ST<br>Ald. District 12 |
|                 |                              | Request to continue occupying the premises as a community center  |                                       |
|                 | 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 storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.                         |                                       |
|                 |                              | 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.                   |                                       |
|                 |                              | 6. That no prohibited signage be displayed at the location per code section 295-407-9.  |                                       |
|                 |                              | 7. That the petitioner 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.   |                                       |
|                 |                              | 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>        |
|-----------------|------------------------------|---|---|
| 17              | BZZA-24-00083<br>Special Use | Bern Office Systems LLC,<br>Property Owner  | 523-523 W NATIONAL AV<br>Ald. District 12 |
|                 |                              | Request to continue occupying the premises as an indoor storage 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 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>     |
|-----------------|------------------------------|---|--|
| 18              | BZZA-24-00105<br>Special Use | Kuldip Inc. dba Pantry 41,<br>Property Owner  | 1009-1009 S 1ST ST<br>Ald. District 12 |
|                 |                              | Request to continue occupying the premises as a motor vehicle filling station and car wash  |  |
|                 | 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 site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.  |  |
|                 |                              | 5. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.  |  |
|                 |                              | 6. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. |  |
|                 |                              | 7. That the applicant does not have outdoor storage or display of products or merchandise.  |  |
|                 |                              | 8. 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.  |  |
|                 |                              | 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.                                |  |
|                 |                              | 12. That all car washing is conducted inside the building.  |  |
|                 |                              | 13. That all waste water is contained on site.  |  |
|                 |                              | 14. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.  |  |
|                 |                              | 15. 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>      |
|-----------------|------------------------------|---|---|
| 19              | BZZA-23-00265<br>Special Use | Monro, Inc DBA MONRO AUTO SERVICE AND TIRE CENTER,<br>Lessee  | 6112-6112 S 27TH ST<br>Ald. District 13 |
|                 |                              | Request to continue to occupy the premises as a light motor vehicle repair 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 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.  |   |
|                 |                              | 11. That landscaping and screening in accordance to the plan dated March 29th, 2024 is installed by July 31, 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. |   |
|                 |                              | 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.  |   |



| <u>Item No.</u> | <u>Case No./ Case Type</u>   | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>         |
|-----------------|------------------------------|---|--|
| 20              | BZZA-24-00111<br>Special Use | Speedway LLC,<br>Property Owner   | 1300-1300 W COLLEGE AV<br>Ald. District 13 |
|                 |                              | Request to continue occupying the premises as a motor vehicle filling station   |  |
|                 | 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 site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.  |  |
|                 |                              | 5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.  |  |
|                 |                              | 6. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. |  |
|                 |                              | 7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.   |  |
|                 |                              | 8. That no prohibited signage be displayed at the location per code section 295-407-9.  |  |
|                 |                              | 9. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.   |  |
|                 |                              | 10. That the applicant does not have outdoor storage or display of products or merchandise.   |  |
|                 |                              | 11. That 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.                                |  |
|                 |                              | 13. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.  |  |
|                 |                              | 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>        |
|-----------------|------------------------------|---|---|
| 21              | BZZA-24-00122<br>Special Use | Lutheran Social Services of Wisconsin and Upper Michigan, Inc.,<br>Lessee   | 3974-3974 S HOWELL AV<br>Ald. District 13 |
|                 |                              | Request to continue occupying a portion of the premises as a social service facility  |   |
|                 | Action:                      | Granted   |   |
|                 | Motion:                      | Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.  |   |
|                 | Vote:                        | 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 applicant provides at least two (2) bicycle parking spaces within thirty (30) days.   |   |
|                 |                              | 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>  |
|-----------------|---------------------------------------|---|---|
| 22              | BZZA-24-00106<br>Dimensional Variance | Harley-Davidson Foundation,<br>Property Owner   | 3725-3725 W JUNEAU AV<br>Ald. District 15   |
|                 |                                       | Request to erect six freestanding signs that exceeds the maximum number of signs allowed per street frontage and the maximum allowed display area |   |
|                 | 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 signs are wholly on private property.  |
|                 |                                       | 5.  | That these Dimensional Variance are granted to run with the land.   |
| 23              | BZZA-24-00107<br>Dimensional Variance | Harley-Davidson Foundation,<br>Other  | 3800-3800 W HIGHLAND BL<br>Ald. District 15   |
|                 |                                       | Request to allow an off-premise freestanding sign   |   |
|                 | 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 signs are 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>     |
|-----------------|------------------------------|--|--|
| 24              | BZZA-22-00410<br>Special Use | Family Wheels, LLC,<br>Lessee  | 3631-3631 N 76TH ST<br>Ald. District 5 |
|                 |                              | Request to occupy the premises as a light motor vehicle sales and repair facility. |  |
|                 | Action:                      | Granted  |  |
|                 | Motion:                      | Lindsey St. Arnold Bell 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 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.  |                                    |
| 13.             |                            | That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.TT   |                                    |
| 14.             |                            | That landscaping and screening in accordance with the plan submitted to the Board on March 26, 2024, is installed by September 1, 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. |                                    |
| 15.             |                            | That the site plan submitted to the BOZA Office on December 18, 2023 is approved.   |                                    |
| 16.             |                            | That no more than 15 cars are parked outdoors on the lot for any reason at any time.  |                                    |
| 17.             |                            | That no work on vehicles occurs in the public right-of-way.   |                                    |
| 18.             |                            | That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.  |                                    |
| 19.             |                            | 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.  |                                    |
| 20.             |                            | 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.  |                                    |
| 21.             |                            | That these Special Uses are granted for a period of one (1) year.   |                                    |

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| 25              | BZZA-24-00150<br>Dimensional Variance, Special Use | City of Milwaukee Police Department,<br>Other  | 626-626 E NORTH AV<br>Ald. District 6   |
|                 |  | Request to occupy the premises as a transmission tower without the required screening and to allow a barbed wire fence that exceeds the maximum allowed height |   |
|                 | 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 within 30 days of Board approval of the Special Use, the petitioner must submit to the Board for approval by the Zoning Administration Group a landscape plan that meets the intent of s295-413-1-a of the Milwaukee code of ordinances.   |
|                 |  | 5.   | That landscaping and screening in accordance with an approved landscape plan is implemented by September 1, 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. |
|                 |  | 6.   | That the existing transmission tower is removed within 6 months of the erection of the new tower.   |
|                 |  | 7.   | That all other city ordinance regulations related to fencing in a park district zoned district be followed and the fence maintained in good repair.   |
|                 |  | 8.   | That these Special Use and Dimensional Variances are granted to run with the land.  |
| 26              | BZZA-23-00436<br>Special Use                       | United Towing, LLC,<br>Lessee  | 2671-2671 N HOLTON ST<br>Ald. District 6  |
|                 |  | Request to add a as light motor vehicle outdoor storage and to continue occupying the premises as a ground transportation service                              |   |
|                 | Action:  | Adjourned  |   |
|                 | Motion:  | Henry Szymanski moved to adjourn the appeal. Seconded by Lindsey St. Arnold Bell.  |   |
|                 | Vote:  | 5 Ayes, 0 Nays, 0 Abstained.   |   |

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|-----------------|---|---|--|
| 27              | BZCM-24-00003<br>Condition Modification | Sphinx Auto Sales, LLC,<br>Lessee   | 3402-3402 W NATIONAL AV<br>Ald. District 8 |
|                 |   | Request to modify condition #6 "That no more than 21 vehicles are parked outdoors on the parking lot at any time for any purpose"   |  |
|                 | Action:                                 | Adjourned (NO SHOW)   |  |
|                 | Motion:                                 | Henry Szymanski moved to adjourn the appeal. Seconded by Terry Witkowski.   |  |
|                 | Vote:                                   | 5 Ayes, 0 Nays, 0 Abstained.  |  |
| 28              | BZZA-24-00071<br>Special Use            | House of Love Youth Homes, Inc. dba House of Love II,<br>Lessee   | 6442-6442 N 91ST ST<br>Ald. District 9     |
|                 |   | Request to continue occupying the premises as a group home for 6 occupants  |  |
|                 | Action:                                 | Granted   |  |
|                 | Motion:                                 | Lindsey St. Arnold Bell 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 ten (10) years.   |  |
| 29              | BZZA-24-00052<br>Special Use            | Saul's Autobody, LLC,<br>Prospective Buyer  | 605-605 S 94TH ST<br>Ald. District 10      |
|                 |   | Request to occupy the premises as a light motor vehicle body shop and repair facility   |  |
|                 | Action:                                 | Adjourned   |  |
|                 | Motion:                                 |   |  |
|                 | Vote:                                   |   |  |

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| 30              | BZZA-24-00095<br>Special Use       | Lisbon Gas Depot, LLC,<br>Lessee  | 5505-5505 W LISBON AV<br>Ald. District 10         |
|                 |                                    | Request to add an outdoor merchandise sales and to continue occupying the premises as a motor vehicle filling station |   |
|                 | Action:                            | Adjourned   |   |
|                 | Motion:                            |   |   |
|                 | Vote:                              |   |   |
| 31              | BZZA-24-00108<br>Use Variance      | Smokers Zone, LLC,<br>Lessee  | 2778-2778 N 59TH ST<br>Ald. District 10           |
|                 |                                    | Request to occupy the premises as a tobacco or e-cigarette retailer   |   |
|                 | Action:                            | Adjourned   |   |
|                 | Motion:                            | Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.                                    |   |
|                 | Vote:                              | 5 Ayes, 0 Nays, 0 Abstained.  |   |
| 32              | BZCM-24-00001<br>Extension of Time | CCM-Cesar Chavez, LLC,<br>Property Owner  | 1121-1121 S CESAR E CHAVEZ DR<br>Ald. District 12 |
|                 |                                    | Request for an extension of time to comply with the conditions of BZZA-21-00254                                       |   |
|                 | Action:                            | Granted   |   |
|                 | Motion:                            | Terry Witkowski moved to grant the appeal. Seconded by Henry Szymanski.   |   |
|                 | Vote:                              | 5 Ayes, 0 Nays, 0 Abstained.  |   |
| 33              | BZZA-24-00077<br>Special Use       | 6 Petro Mart, LLC DBA Hometown,<br>Lessee   | 575-575 W BECHER ST<br>Ald. District 12           |
|                 |                                    | Request to continue occupying the premises as a motor vehicle filling station   |   |
|                 | Action:                            | Adjourned   |   |
|                 | Motion:                            |   |   |
|                 | Vote:                              |   |   |



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| 34              | BZZA-23-00457<br>Special Use                                     | MKE Towing & Recovery LLC,<br>Property Owner   | 1430-1430 S MUSKEGO AV<br>Ald. District 12 |
|                 |  | Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage  |  |
|                 | Action:  | Adjourned  |  |
|                 | Motion:  |  |  |
|                 | Vote:  |  |  |
| 35              | BZZA-22-00373<br>Dimensional Variance, Special Use, Use Variance | MKE Towing & Recovery, LLC,<br>Lessee  | 206-206 W LAYTON AV<br>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:  |  |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u>              | <u>Description</u>  | <u>Premises Address/Ald. Dist.</u>  |
|-----------------|---|---|---|
| 36              | BZCM-24-00002<br>Condition Modification | SAI PETROLEUM LLC,<br>Lessee  | 3500-3500 S 13TH ST<br>Ald. District 13   |
|                 |   | Request to modify condition #8 "That the applicant does not have outdoor storage or display of products or merchandise" |   |
|                 | Action:                                 | Granted   |   |
|                 | Motion:                                 | Lindsey St. Arnold Bell 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 only the products/merchandise submitted in the plan of operation/site plan be displayed on the property at any time.   |
|                 |   | 5.  | That accessible access route into the facility is not blocked by outdoor storage or sales materials at any time.  |
|                 |   | 6.  | That landscaping and screening in accordance with the landscape plan submitted to the Board on April 17th, 2024, is implemented within 60 days of Board approval of the special use and is maintained in accordance with the landscape plan approved on May 14, 2014, 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. |
|                 |   | 7.  | That this request is granted for a period of time commencing with the date hereof, and expiring on January 21, 2034.  |
| 37              | BZZA-22-00290<br>Use Variance           | E&J Real Estate Rentals, LLC,<br>Prospective Buyer  | 4000-4000 S 13TH ST<br>Ald. District 13   |
|                 |   | Request to occupy the premises as a heavy and light motor vehicle outdoor storage                                       |   |
|                 | Action:                                 | Dismissed   |   |
|                 | Motion:                                 | Lindsey St. Arnold Bell 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>  |
|-----------------|---------------------------------------|---|---|
| 38              | BZZA-23-00487<br>Dimensional Variance | Dennis Hafert,<br>Property Owner  | 2269-2269 W BOLIVAR AV<br>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:                               | Granted   |   |
|                 | Motion:                               | Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.   |   |
|                 | Vote:                                 | 4 Ayes, 1 (JC) 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 areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.  |
|                 |                                       | 5.  | That no more than 4 vehicles, including the trailer approved in BZZA-22-00031, are parked outside of a completely enclosed building on the lot.   |
|                 |                                       | 6.  | That the Residential property not be used as an Outdoor Storage Facility. An Outdoor Storage facility is a prohibited use in the Residential district and requires a use variance from the Board of Zoning Appeals.   |
|                 |                                       | 7.  | That the Residential property not be used as a Light or Heavy Motor Vehicle Repair facility. A Light or Heavy Motor Vehicle Repair facility is a prohibited use in the Residential district and requires a use variance from the Board of Zoning Appeals.   |
|                 |                                       | 8.  | That the Residential property not be used as a Light or Heavy Motor Vehicle Storage Facility. A Light or Heavy Motor Vehicle Storage Facility is a prohibited use in the Residential district and requires a use variance from the Board of Zoning Appeals. |
|                 |                                       | 9.  | That the Residential property not be used as a Ground transportation Facility. A Ground Transportation Facility is a prohibited use in the Residential district and requires a use variance from the Board of Zoning Appeals.                               |
|                 |                                       | 10.   | That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.   |
|                 |                                       | 11.   | That these Variances are granted to run with the land.  |
| 39              | BZZA-24-00017<br>Special Use          | Reo Motors, Inc.,<br>Lessee   | 6206-6206 S 27TH ST<br>Ald. District 13   |
|                 |                                       | Request to continue occupying the premises as a light motor vehicle sales and repair facility   |   |
|                 | Action:                               | Dismissed   |   |
|                 | Motion:                               | Jennifer Current moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.  |   |
|                 | 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>  |
|-----------------|---------------------------------------|--|---|
| 40              | BZZA-23-00433<br>Special Use          | WallyPark Milwaukee LLC,<br>Lessee   | 4747-4747 S HOWELL AV<br>Ald. District 13   |
|                 |                                       | Request to occupy the premises as a principal use parking lot and a light motor vehicle outdoor storage  |   |
|                 | Action:                               | Adjourned  |   |
|                 | Motion:                               |  |   |
|                 | Vote:                                 |  |   |
| 41              | BZZA-24-00121<br>Dimensional Variance | Stanley Holliman,<br>Property Owner  | 3277-3277 S 6TH ST<br>Ald. District 14  |
|                 |                                       | Request to erect a 6-foot solid wood fence along the side street that exceeds the maximum allowed height |   |
|                 | Action:                               | Granted  |   |
|                 | Motion:                               | Jennifer Current 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 this Variance is granted to run with the land.   |

| <u>Item No.</u> | <u>Case No./ Case Type</u>    | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>  |
|-----------------|-------------------------------|--|---|
| 42              | BZZA-24-00093<br>Use Variance | A Cupful of Love Child Care, LLC,<br>Lessee  | 2535-2535 W HADLEY ST<br>Ald. District 15   |
|                 |                               | Request to occupy the premises as a day care center for 72 children per shift, infant - 12 years of age, operating Monday - Friday from 6:00 a.m. - 10:00 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 Lindsey St. Arnold Bell.  |   |
|                 | Vote:                         | 4 Ayes, 1 (TW) Nays, 0 Abstained.  |   |
|                 |                               | 1.   | That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.   |
|                 |                               | 2.   | That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.   |
|                 |                               | 3.   | That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  |
|                 |                               | 4.   | That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.  |
|                 |                               | 5.   | That 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.   |
|                 |                               | 6.   | That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.   |
|                 |                               | 7.   | That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.  |
|                 |                               | 8.   | That no prohibited signage be displayed at the location per code section 295-407-9.   |
|                 |                               | 9.   | That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.  |
|                 |                               | 10.  | That the facility does not exceed the capacity established by the State Department of Children and Families.  |
|                 |                               | 11.  | That 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 petitioner obtains a repair permit for the rear stairs within 60 days of occupancy.  |
|                 |                               | 13.  | That a Special Privilege Amendment be obtained from the City of Milwaukee Common Council to allow the covered walk and raised planter to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454. |
|                 |                               | 14.  | That any dumpsters be stored wholly on private property. NOTE: The property line on West Hadley Street is 15 feet back from the face of the street curb. The property line on North 26th Street is 18 feet back from the face of the street curb.   |
|                 |                               | 15.  | 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>        |
|-----------------|------------------------------|--|---|
| 43              | BZZA-24-00094<br>Special Use | Lisbon Mobil, LLC,<br>Lessee   | 4950-4950 W LISBON AV<br>Ald. District 15 |
|                 |                              | Request to add a car wash and an outdoor merchandise sales and to continue occupying the premises as a motor vehicle filling station |   |
|                 | 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-24-00026<br>Special Use, Use Variance | Sunset Auto Sales and Repair Shop, LLC,<br>Lessee   | 2610-2610 W HAMPTON AV<br>Ald. District 1 |
|                 |  | Request to add a light motor vehicle outdoor storage and an outdoor salvage operation and to continue occupying the premises as a light motor vehicle sales and repair facility |   |
|                 | Action:                                    | Granted   |   |
|                 | Motion:                                    | Jennifer Current moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.  |   |
|                 | Vote:                                      | 5 Ayes, 0 Nays, 0 Abstained.  |   |

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u> |
|-----------------|----------------------------|--|------------------------------------|
| 1.              |                            | That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  |                                    |
| 2.              |                            | That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.  |                                    |
| 3.              |                            | That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.   |                                    |
| 4.              |                            | That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.  |                                    |
| 5.              |                            | That there be no barbed wire along the street frontage of this property  |                                    |
| 6.              |                            | That existing landscaping in accordance with the landscape plan submitted to the Board by the petitioner and as shown in the Google photos submitted to the Board on March 1, 2024, by the Department of City Development is maintained in accordance with s295-405--1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. |                                    |
| 7.              |                            | That within 60 days of Board approval of the special use the petitioner must submit a plan to the Board for review and approval by the Zoning Administration Group that creates an opaque enclosure the site and that all body-damaged vehicles must be stored in this enclosure. The plan must also include a timeframe by which the enclosure will be installed.   |                                    |
| 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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.  |                                    |
| 12.             |                            | That all repair work is conducted inside the building.   |                                    |
| 13.             |                            | That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.  |                                    |
| 14.             |                            | That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.  |                                    |
| 15.             |                            | That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.   |                                    |
| 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 and Use Variance are 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>   |
|-----------------|-------------------------------|--|--|
| 45              | BZZA-24-00027<br>Use Variance | Dr. Howard Fuller Collegiate Academy, Inc.,<br>Property Owner  | 4030-4030 N 29TH ST<br>Ald. District 1   |
|                 |                               | Request to occupy the premises as a secondary school for 350 students, grades 6 - 8, operating Monday to Friday 6am to 5pm |  |
|                 | Action:                       | Granted  |  |
|                 | Motion:                       | Lindsey St. Arnold Bell 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 none of the geometric changes to the roadway on North 29th Street are approved.   |
|                 |                               | 5.   | That all dumpsters or other waste receptacles are stored wholly on private property and are screened in conformance with MCO s. 296-405-6.   |
|                 |                               | 6.   | That warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. Contact Mr. Dale Dietze at 414-286-8678 to make arrangements for the design and installation of the required signage within sixty (60) days.  |
|                 |                               | 7.   | That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.   |
|                 |                               | 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 landscaping and screening in accordance with the plan submitted to the Board on February 19th, 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. |
|                 |                               | 13.  | That this Use Variance is granted for a period of ten (10) years.  |

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|-----------------|-------------------------------|---|--|
| 46              | BZZA-24-00045<br>Use Variance | Glendale Mini Market, LLC,<br>Lessee  | 3101-3101 W GLENDALE AV<br>Ald. District 1 |
|                 |                               | Request to occupy the premises as a general retail establishment  |  |
|                 | Action:                       | Granted   |  |
|                 | Motion:                       | Jennifer Current moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.  |  |
|                 | 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 storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner.   |  |
|                 |                               | 5. That any dumpsters or other garbage or recycling receptacles to serve this establishment be located wholly on private property. NOTE: The distance between property line and the face of the street curbs is as follows: West Glendale Avenue = 25 feet North 31st Street = 18 feet West Atkinson Avenue = 18 feet |  |
|                 |                               | 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 petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.   |  |
|                 |                               | 10. That the applicant submits a revised Plan of Operation to the Board of Zoning appeals within thirty (30) days.  |  |
|                 |                               | 11. That this Use Variance is granted for a period of three (3) years.  |  |
| 47              | BZZA-24-00061<br>Special Use  | GB Realty Acquisitions, LLC,<br>Property Owner  | 4722-4722 N 28TH ST<br>Ald. District 1     |
|                 |                               | Request to occupy the premises as a self-service storage facility   |  |
|                 | Action:                       | Adjourned   |  |
|                 | Motion:                       |   |  |
|                 | Vote:                         |   |  |

| <u>Item No.</u> | <u>Case No./ Case Type</u>              | <u>Description</u>   | <u>Premises Address/Ald. Dist.</u>   |
|-----------------|---|--|--|
| 48              | BZCM-23-00002<br>Condition Modification | Mid-City A.C.W., LLC,<br>Lessee  | 6801-6801 W VILLARD AV<br>Ald. District 2  |
|                 |   | Request to modify condition #4 "That no more than 15 vehicles are parked outside on the lot for any reason at any time" and condition #5 "That the unused driveway located on West Villard Avenue be removed and restored to City of Milwaukee specifications within one year" |  |
|                 | Action:                                 | Dismissed  |  |
|                 | Motion:                                 | Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Henry Szymanski.  |  |
|                 | Vote:                                   | 5 Ayes, 0 Nays, 0 Abstained.   |  |
| 49              | BZZA-24-00087<br>Special Use            | Bridgeman Foods II Inc., dba Wendy's,<br>Lessee  | 6223-6223 W CAPITOL DR<br>Ald. District 2  |
|                 |   | Request to continue occupying the premises as a restaurant with a drive-through facility   |  |
|                 | 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.   | The revised landscape plan must provide trees and shrubs in accordance with Option B in Table 295-405-3-a along the W Capital Dr and N 63rd frontages. The revised plan must be submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group.  |
|                 |   | 6.   | That landscaping and screening in accordance with an approved landscape plan is implemented by July 1, 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. |
|                 |   | 7.   | That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.   |
|                 |   | 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>          |
|-----------------|------------------------------|---|---|
| 50              | BZZA-24-00032<br>Special Use | HKP LLC dba Subway,<br>Lessee   | 1200-1200 N VAN BUREN ST<br>Ald. District 4 |
|                 |                              | Request to continue occupying the premises as a restaurant without a drive through facility   |   |
|                 | 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 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 no additional signage may be erected on the site unless it meets the signage standards of s.295-705 -7of the Milwaukee Zoning Code.   |   |
|                 |                              | 8. That this Special Use is granted for a period of three (3) years.  |   |

**Other Business:**

Board member Lindsey St. Arnold Bell moved to approve the minutes of the April 4, 2024 meeting. Seconded by Board member Terry Witkowski. Unanimously approved.

The Board set the next meeting for May 30, 2024.

Board member Henry Szymanski moved to adjourn the meeting at 7:04 p.m.. Seconded by Board member Jennifer Current. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board