

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - June 27, 2024
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairperson: Eric Lowenberg (*voting on items 1-54*)
Vice Chairman: Henry Szymanski (*voting on items 1-54*)
Members: Jennifer Current (*voting on items 1-54*)
Terry Witkowski (*voting on items 1-54*)
Marjorie Rucker (*voting on items 1-54*)

Alt. Board Members: Lindsey St. Arnold Bell (*excused 39-54*)
Kevin Kuschel

START TIME: 4:03 p.m.

END TIME: 7:56 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZCM-24-00004 Extension of Time	Larry Shaw dba. Kingdom Kids Childcare Learning Center, Lessee	4030-4030 N 34TH ST Ald. District 1
		Request for an extension of time to comply with the conditions of BZZA-22-00439	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-23-00237 Special Use	Kings and Queens World Child Development Center LLC, Lessee	5204-5204 N 36TH ST Ald. District 1
		Request to continue occupying the premises as a day care center for 61 children per shift (41 daytime, 20 evening) infant to 13 years of age, operating Monday - Friday, 6:00 a.m. to 11:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
3	BZZA-24-00174 Special Use	Angie's Tiny Tikes Learning Center, LLC, Lessee	4625-4625 N 24TH ST Ald. District 1
		Request to occupy the basement and second floor of the premises as a family day care home for 16 children per shift, infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-24-00098 Special Use	Kids Plus Center, LLC, Lessee	7400-7400 W SILVER SPRING DR 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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-20-00109 Special Use	Young Minds Creative Academy,	5418-5418 W BURLEIGH ST Ald. District 10
		Request to occupy the premises as a 24-hour day care center for 100 children per shift infant - 13 years of age operating Sunday - Saturday	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss t the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-20-00300 Special Use	More Than A Home CBRF,	5412-5412 W BURLEIGH ST Ald. District 10
		Request to occupy the premises as a community living arrangement for 8 occupants	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
7	BZZA-24-00108 Use Variance	Smokers Zone, LLC, Lessee	2778-2778 N 59TH ST Ald. District 10
		Request to occupy the premises as a tobacco or e-cigarette retailer	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
8	BZZA-24-00180 Special Use	Happy Faces Group Childcare, LLC, Lessee	4612-4612 N HOPKINS ST Ald. District 1
		Request to decrease the number of children from 26 to 25 children per shift, to decrease the hours of operation from Monday - Friday 6:00 a.m. - midnight and Saturday 6:00 a.m. - 6 p.m. to Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday 6:00 a.m. - 6:00 p.m., and to continue occupying the premises as a day care center for children ages infant -13 years	
	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 the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	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.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a revised copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		13.	That this 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>
9	BZZA-24-00184 Special Use	Humbled Hearts, LLC dba Humbled Hearts Child Development Center, Lessee	6003-6003 N TEUTONIA AV Ald. District 1
		Request to increase the age of children from infant - 12 to infant - 13 years of age and the number of children per shift from 35 to 70, and to continue occupying the premises as a day care center operating Monday - Saturday from 6:00 a.m. - 10:00 p.m.	
	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 the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a revised copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. The revised license must include the increase in the number of children.
		11.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		12.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-24-00156 Dimensional Variance	Twisted Plants, Lessee	1233-1233 E BRADY ST Ald. District 3
		Request to install a Type A wall sign that exceeds the maximum allowed display area	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, closure of any portion of the public right-of-way during sign installation. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		5. That 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>
11	BZZA-24-00201 Special Use	Big Brothers & Big Sisters of Metro Milwaukee, Inc., Lessee	770-770 N JEFFERSON ST Ald. District 4
		Request to occupy a portion of the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by 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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-24-00162 Special Use	Versiti Wisconsin, Inc. DBA Versiti Blood Center of Wisconsin, Lessee	2153-2153 N MARTIN L KING JR DR Ald. District 6
		Request to occupy a portion of the premises as a medical service 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 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.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-24-00182 Special Use	ThriveOn Investors P1, LLC, Property Owner	2153-2153 N MARTIN L KING JR DR Ald. District 6
		Request to occupy a portion of the premises as a community center	
	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 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 ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-24-00190 Special Use	RiverBee, LLC, Property Owner	500-500 E CENTER ST Ald. District 6
		Request to continue occupying the premises as a rooming house for 30 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant provide a minimum of 8 long-term bicycle parking spaces and 2 short-term bicycle parking spaces within 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>
15	BZZA-24-00165 Special Use	Kim's Treehouse Of Learning, LLC, Lessee	4345-4345 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a 24-hour day care center for 96 children per shift infant - 14 years of age, operating Sunday - Saturday	
	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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That 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.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		13.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		14.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-24-00187 Special Use	Heaven's Playground Child Care, Lessee	4221-4221 N 35TH ST Ald. District 7
		Request to continue occupying the premises as a day care center for 49 children 1st shift and 20 children 2nd shift infant - 13 years of age operating Monday - Saturday from 5:30 a.m. - 11:30 p.m.	
	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 the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	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.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		12.	That 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>
17	BZZA-24-00204 Special Use	United Community Center, Inc. dba Centro de las Comunidad Unida, Property Owner	1648-1648 S 37TH ST Ald. District 8
		Request to increase the hours of operation from 7:00 a.m. - 5:30 p.m. to 6:00 a.m. - 6:00 p.m. and to continue occupying a portion of the premises as a day care center for 24 children per shift, infant - 3 years of age, operating Monday - Friday	
	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 the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	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.
		9.	That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	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>
18	BZZA-24-00181 Special Use	Mt. Zion Assembly of the Apostolic Faith, Inc. dba Early View Academy of Excellence, Property Owner	7132-7132 W GOOD HOPE RD Ald. District 9
		Request to increase the hours of operation from Monday - Friday 7:30 a.m. - 3:00 p.m. to Monday - Friday 6:00 a.m. - 6:00 p.m. and Saturday - Sunday from 8:00 a.m. - 10:00 p.m. and to continue occupying the premises as an elementary and secondary school for 450 children K4 - 12th grade	
	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 a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		8.	That no additional signage be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.
		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>
19	BZZA-24-00202 Special Use	Bright Minds Family Child Care, LLC, Lessee	3125-3125 S 53RD ST Ald. District 11
		Request 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 49 children per shift operating Monday - Sunday from 6:00 a.m. - 9:00 p.m.	
	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 the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	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.
		9.	That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-24-00169 Special Use	Durango Cashing Checks Inc., Lessee	1112-1112 W LINCOLN AV Ald. District 12
		Request to continue occupying the premises as a currency exchange 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 the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That no additional signage be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. 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.	
		10. 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-24-00171 Special Use	Giros Nuevo Leon, LLC, Lessee	1004-1004 W NATIONAL AV Ald. District 12
		Request to continue occupying the premises as a currency exchange 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 the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That no additional signage be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		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-24-00197 Special Use	Taqueria la Gruelaguetza, LLC, Lessee	1933-1933 W WINDLAKE AV Ald. District 12
		Request to continue occupying a portion of the premises as a catering service	
	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 the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		8. That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.	
		9. 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>
23	BZZA-24-00167 Special Use	Autosource Motors, Inc., Lessee	1026-1026 E LAYTON AV Ald. District 13
		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 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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
		9. That the applicant not park vehicles in front of driveway approaches.	
		10. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		11. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
		12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		13. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 8th, 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.	
		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>
24	BZZA-24-00168 Special Use	Autosource Motors, Inc., Lessee	1010-1010 E LAYTON AV Ald. District 13
		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 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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That the petitioner obtain all required City and State licenses relative to Light Motor Vehicle sales.	
		9. That the applicant not park vehicles in front of driveway approaches.	
		10. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		11. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
		12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		13. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 8th, 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.	
		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>
25	BZZA-24-00157 Special Use	Guarding Your Angels, Inc., Lessee	3147-3147 S 16TH ST Ald. District 14
		Request to increase the age of children from infant - 3 to infant - 13 years of age and to continue occupying the premises as a day care center for 30 children per shift operating Monday - Friday 6:00 a.m. - 6:00 p.m.	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-24-00166 Special Use	Milwaukee Muffler & Auto Sales, LLC, Lessee	2405-2405 W CENTER ST Ald. District 15
		Request to continue occupying the premises as a light motor vehicles sales and repair facility (this is a new operator)	
	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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		8.	That all repair work is conducted inside the building.
		9.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		10.	That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.
		11.	That no more than 15 vehicles are parked outside on the lot for any reason at any time.
		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 the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.
		15.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		16.	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.
		17.	That these Special Uses are 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>
27	BZZA-24-00176 Special Use	Friedens Community Ministries, Inc., Lessee	1260-1260 W CHERRY ST Ald. District 15
		Request to occupy a portion of the premises as a social service facility (food pantry)	
	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 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 applies for a loading zone on North 13th Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.	
		9. That this Special Use is granted for a period of fifteen (15) years.	
28	BZZA-24-00179 Special Use	New Village 1, LLC, Property Owner	2718-2718 N 18TH ST Ald. District 15
		Request to allow a second principal residential building on the premises	
	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 this Special Use 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>
29	BZZA-24-00193 Use Variance	Four Seasons Early Learning Center II, Inc., Lessee	2200-2200 N 12TH ST Ald. District 15
		Request to occupy the premises as a day care center for 100 children per shift infant - 12 years of age operating Monday - Friday from 5:00 a.m. - 10:00 p.m.	
	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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That the applicant applies for a loading zone on West Garfield Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That this Use Variance is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-24-00203 Special Use	Arial's Learning Cave, LLC, Lessee	4517-4517 W NORTH AV Ald. District 15
		Request to increase the number of children per shift from 50 to 60 and to continue occupying the premises as a day care center for children infant - 14 years of age operating Monday - Sunday from 5:30 a.m. to midnight	
	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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That 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.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		13.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		14.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-24-00084 Special Use	Little Tiny Tots Daycare, LLC, Lessee	2721-2721 W TOWNSEND ST Ald. District 7
		Request to decrease the number of children per shift from 50 to 25 and to continue occupying a portion of the premises as a day care center infant - 13 years of age operating Monday - Friday from 7:00 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		11.	That this Special Use is granted for a period of five (5) years

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-24-00173 Special Use	Mora's Auto Uno, LLC, Lessee	3120-3120 W BURNHAM ST Ald. District 8
		Request to add an indoor storage facility and to continue occupying the premises as a light motor vehicle sales and repair facility and Board-approved light and heavy motor vehicle outdoor storage facility and outdoor salvage operation	
	Action:	Granted	
	Motion:	Terry Witkowski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That the applicant has no outdoor storage of auto parts, tire, or other junk and debris.	
9.		That all repair work is conducted inside the building.	
10.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
11.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
12.		That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.	
13.		That the outdoor storage of salvage vehicles is limited in area and scope to that described in the submitted plans and Plan of Operation.	
14.		That no more than 50 vehicles are parked outdoors on the lot for any reason at any time.	
15.		That the applicant not park vehicles in front of driveway approaches.	
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 obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
19.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
20.		That the outdoor storage or parking of heavy motor vehicles and body-damaged motor vehicles is limited to the northeast portion of the premises as designated on the site plan/landscape plan submitted to the Board on August 14, 2023.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21.		That landscaping and screening in accordance to the plan submitted to the Board on August 14, 2023 is installed by August 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.	
22.		That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on November 5, 2028.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	BZZA-24-00178 Special Use	E & D Automotive LC, Lessee	2617-2617 S 31ST ST Ald. District 8
		Request to occupy a portion of the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That all repair work is conducted inside the building.	
		10. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		11. That no work on vehicles occurs in the public right-of-way.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. That the opaque wood fence and landscaping along the 31st St frontage of 2623 & 2627 S. 31st St is maintained in a manner that meets the intent of city code.	
		15. That this Special Use is granted for a period of two (2) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-24-00200 Dimensional Variance	F&H PETRO, LLC, Property Owner	3434-3434 W OKLAHOMA AV Ald. District 8
		Request to allow glazing for the Board-approved motor vehicle filling station that does not meet the minimum primary or secondary street glazing 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 the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the applicant does not have outdoor storage or display of products or merchandise.
		8.	That these Dimensional Variances are granted to run with the land.
35	BZZA-24-00080 Dimensional Variance	Bluelinx Corporation, Lessee	8365-8365 N 76TH ST Ald. District 9
		Request to allow an 8 ft. chain link fence with barbed-wire along a street	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny 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>
36	BZZA-24-00081 Dimensional Variance	Bluelinx Corporation, Lessee	8371-8371 N 76TH ST Ald. District 9
		Request to allow an 8 ft. chain link fence with barbed-wire along a street	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny 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>
37	BZZA-24-00128 Special Use	Let the Children Come, LLC dba Let the Children Come Childcare and Pre School Academy, Lessee	6501-6501 N INDUSTRIAL RD Ald. District 9
		Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age operating Sunday - Saturday from 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the facility does not exceed the capacity established by the State Department of Children and Families.	
		9. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.	
		11. That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.	
		12. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.	
		13. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-24-00194 Special Use	Teen 'n' Out, LLC, Lessee	6456-6456 N 76TH ST Ald. District 9
		Request to occupy the premises as an assembly hall	
	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 within 30 days of Board approval of the special use the petitioner must supply a contact name and phone number to the Board office and any interested party that requests it. The phone number must be available 24 hours a day.	
		10. That an employee and/or security personnel be on site during all events.	
		11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		12. That if signage is proposed to be added to the sign band along the frontage of the shopping center, it must meet the standards for the Master Sign Plan Overlay zone for this property.	
		13. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-24-00191 Dimensional Variance	Gabriela Quintana, Property Owner	1328-1328 S 15TH ST Ald. District 12
		Request to allow parking in the front yard and side setback	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny 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>
40	BZZA-24-00213 Dimensional Variance	East National, LLC c/o Bear Development, LLC, Prospective Buyer	100-100 E NATIONAL AV Ald. District 12
		Request to construct a multi-family dwelling that does not meet the minimum glazed area required for the primary and secondary street frontages	
	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 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 a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, removal and replacement of the public sidewalk; construction of utility laterals; the planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		10.	That the unused driveway located on South 1st Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.
		11.	That the site is developed in accordance with the plans submitted to the Board on June 5th, 2024.
		12.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-23-00457 Special Use	MKE Towing & Recovery LLC, Property Owner	1430-1430 S MUSKEGO AV Ald. District 12
		Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
42	BZZA-22-00373 Dimensional Variance,Special Use,Use Variance	MKE Towing & Recovery, LLC, Lessee	206-206 W LAYTON AV Ald. District 13
		Request to erect a six-foot high chain-link fence and to occupy the premises as a heavy motor vehicle outdoor storage facility and light motor vehicle outdoor storage facility that do not meet the requirements in a Flood Fringe Overlay Zone	
	Action:	Dismissed	
	Motion:		
	Vote:		
43	BZZA-24-00141 Special Use	Lyft, Inc., Lessee	550-550 W GRANGE AV Ald. District 13
		Request to continue occupying the premises as a light motor vehicle rental facility	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn 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>
44	BZZA-24-00159 Dimensional Variance, Special Use	Carmen Schools of Science and Technology, Inc., Prospective Buyer	2005-2005 W OKLAHOMA AV Ald. District 13
		Request to occupy the premises as a secondary school for 1,100 students, grades 6-12, operating Monday - Saturday from 7:30 a.m. - 10:00 p.m. that does not have a primary entrance door located on the front facade	
	Action:	Adjourned	
	Motion:		
	Vote:		
45	BZZA-24-00061 Special Use	GB Realty Acquisitions, LLC, Property Owner	4722-4722 N 28TH ST Ald. District 1
		Request to occupy the premises as a self-service storage facility	
	Action:	Adjourned	
	Motion:	Terry Witkowski moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
46	BZCM-24-00005 Condition Modification	Mid-City Automotive, ACW LLC, Lessee	6801-6801 W VILLARD AV 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 by removed and restored to City of Milwaukee specifications within one (1) year"	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
47	BZZA-24-00185 Special Use	EZ Rentals, LLC dba Prestige Event Space, Lessee	8428-8428 W SILVER SPRING DR Ald. District 2
		Request to occupy the premises as an assembly hall	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-24-00113 Special Use	Precious Blessings Learning Center LLC, Lessee	6915-6915 W FOND DU LAC AV 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:	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 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.
		5.	That the facility does not exceed the capacity established by the State Department of Children and Families
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		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 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 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.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		13.	That 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>
49	BZZA-24-00189 Use Variance	Frances Circle of Life Childcare Learning Center, LLC, Lessee	6150-6150 W FOND DU LAC AV Ald. District 2
		Request to occupy the premises as a day care center for 50 children per shift infant - 14 years of age operating Monday - Friday from 6:00 a.m. - 11:00 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Terry Witkowski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That the facility does not exceed the capacity established by the State Department of Children and Families.	
9.		That the applicant provides two parking spaces in the adjacent parking lot for child pick-up and drop-off. Said spaces must be marked with signage reserving the spaces for pick-up and drop-off.	
10.		That an unobstructed path to the ADA ramp on the northerly face of the building be provided and available to building users at all times. Said path may not go through the proposed daycare play space.	
11.		That the play space is modified to provide the minimum 750 square feet. Please note that the walkway shown on the revised site plan on the northerly side of the play space is not required; however, a barrier, such as a tall fence, between the play space and the retaining wall is required. Further, a gate at the base of the fire escape can be provided to prevent children from climbing said fire escape.	
12.		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.	
13.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
14.		That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.	
15.		That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.	
16.		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.	
17.		That this Use Variance is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	BZZA-24-00158 Special Use	Jackson's Soul Food Redefined, LLC, Prospective Buyer	6137-6137 W FOND DU LAC AV Ald. District 2
		Request to occupy the premises as a restaurant with a drive-through facility (in conjunction with 6143 and 6147 W. Fond du Lac Av.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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 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.
		8.	That the unused driveway on West Fond Du Lac Avenue be removed and restored to City of Milwaukee specifications prior to issuance of a building occupancy certificate. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.
		9.	That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on West Fond Du Lac Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		10.	That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.
		11.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		12.	That landscaping and screening is in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 21, 2024, showing plantings along all portions of the site frontage not utilized for pedestrian or vehicular access, is installed within 120 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.
		13.	That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.
		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>
51	BZZA-24-00177 Special Use	A & J Mart Inc., Lessee	7605-7605 W LISBON AV Ald. District 5
		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 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 does not have outdoor storage or display of products or merchandise.	
		8. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		10. 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.	
		11. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		12. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		13. That landscaping and screening is maintained in a manner which meets the intent of city code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		14. That the applicant clears litter from the entire property every hour while the business is open.	
		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>
52	BZZA-24-00125 Special Use	Azaan, LLC, Lessee	406-406 W CENTER ST Ald. District 6
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 does not have outdoor storage or display of products or merchandise.	
		8. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		9. That accessible access route into the facility is not blocked by outdoor storage, sales materials, or parked cars at any time.	
		10. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		11. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		13. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on April 18, 2024 is installed within 60 days of board approval and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material and fencing shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		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>
53	BZZA-24-00138 Special Use	Tip Sweets, LLC, Lessee	3293-3293 N 14TH ST Ald. District 6
		Request to occupy the premises as a general retail establishment	
	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 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 any dumpsters or garbage or recycling storage containers are stored wholly on private property.	
		9. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		10. That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.	
		11. That this Special Use is granted for a period of three (3) years.	
54	BZZA-24-00188 Use Variance	Freddie Jones, Property Owner	3022-3022 N 10TH LA Ald. District 6
		Request to continue occupying a portion of the premises as a contractor's yard and outdoor storage	
	Action:	Adjourned	
	Motion:	Terry Witkowski moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	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>
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Other Business:

Board member Henry Szymanski moved to approve the minutes of the May 30, 2024 meeting. Seconded by Board member Terry Witkowski. Unanimously approved.

The Board set the next meeting for July 25, 2024.

Board member Terry Witkowski moved to adjourn the meeting at 7:56 p.m. Seconded by Board member Marjorie Rucker. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board