

**BOARD OF ZONING APPEALS
CITY OF MILWAUKEE**

**REGULAR MEETING - July 25, 2024
City Hall, Common Council Committee Room 301-A**

MINUTES

PRESENT:

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

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

START TIME: 4:08 p.m.

END TIME: 7:25 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-21-00035 Special Use	Tiffany Olive dba Tiffany Olive's Childcare Learning Center, Lessee Request to occupy the premises as a day care center for 24 children per shift infant - 12 years of age operating Monday - Sunday from 6:00 a.m. - midnight	9012-9012 W SILVER SPRING DR Ald. District 2
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	BZZA-24-00232 Special Use	Deborah T, Washington Learning Center, LLC, Lessee	3002-3002 W SILVER SPRING DR Ald. District 1
		Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner submits a copy of the State of Wisconsin day care license reflecting the increase in the number of children to the Board of Zoning Appeals within 60 days of State issuance of the license.
		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 this Special Use is granted for a period of five (5) years.
3	BZZA-24-00256 Special Use	STNJ Enterprises, LLC dba Adams Bar & Grill, Lessee	3300-3300 W CAMERON AV Ald. District 1
		Request to occupy the premises as a tavern	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	BZZA-24-00206 Special Use	Carter's Christian Education Center, Inc., Lessee	5576-5576 N 76TH ST Ald. District 2
		Request to increase the age of children from infant - 12 to infant - 14 years of age and to continue occupying the premises as a day care center for 57 children per shift operating Monday - Friday from 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		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>
5	BZZA-24-00214 Special Use	RLL Investments, LLC dba Cutt Loose Auto Repair, Lessee	7219-7219 W FOND DU LAC AV Ald. District 2
		Request to continue occupying the premises as a light motor vehicle repair facility, sales facility, and body shop	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295 407 9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant 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. Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
		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 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.	
		14. That signage must meet the signage standards of s.295 605 of the Milwaukee Zoning Code.	
		15. That the planter boxes are maintained with plant material in accordance with the landscape plan submitted to the Board on April 17, 2019.	
		16. 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>
6	BZZA-24-00208 Special Use	Body in Balance Pilates Studio, LLC, Lessee	759-759 N MILWAUKEE ST Ald. District 4
		Request to continue occupying a portion of the premises as a personal instruction school (pilates studio)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the 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 fifteen (15) years.
7	BZZA-24-00215 Special Use	Lakshya Inc. DBA Lovers Lane Mart, Lessee	5401-5401 N LOVERS LANE RD Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Adjourned	
	Motion:		
	Vote:		
8	BZZA-24-00246 Special Use	Kids R Just Kids II, LLC, Lessee	8593-8593 W APPLETON AV Ald. District 5
		Request to continue occupying the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 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>
9	BZZA-24-00264 Use Variance	Funland Day Care, LLC, Lessee	5345-5345 N LOVERS LANE RD Ald. District 5
		Request to occupy the premises as a 24-hr day care center for 80 children per shift, infant - 13 years of age, operating Sunday - Saturday	
	Action:	Adjourned	
	Motion:		
	Vote:		
10	BZZA-24-00225 Special Use	Four Seasons Early Learning Center, Inc., Lessee	2801-2801 N MARTIN L KING JR DR Ald. District 6
		Request to increase the number and ages of the children from 44 children per shift, infant - 12 years to 47 children per shift, infant - 13 years, and to continue occupying the premises as a day care center operating Monday - Friday from 5:00 a.m. - 10:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295 407 9.
		6.	That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the applicant maintains the loading zone on West Hadley Street. Please contact Mr. Dale Dietze at 414 286 8678 to renew, if necessary, the loading zone.
		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 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 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>
11	BZZA-24-00251 Special Use	Pretti Girlz with a Purpose, LLC, Lessee	4612-4612 N SHERMAN BL Ald. District 7
		Request to continue occupying the premises as a group home for 6 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295 407 9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		8. That this Special Use is granted for a period of five (5) years.	
12	BZZA-24-00258 Dimensional Variance	Milwaukee County - Boys and Girls Club of Greater Milwaukee, Inc., Property Owner	3000-3000 N SHERMAN BL Ald. District 7
		Request to erect a fence in the rear yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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>
13	BZZA-24-00238 Use Variance	Good Hands Daycare Center, LLC, Lessee	3327-3327 W NATIONAL AV Ald. District 8
		Request to occupy the premises as a day care center for 25 children per shift infant - 9 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m. (This is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295 407 9.
		6.	That the petitioner 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 maintain the loading zone on West National Avenue. Please contact Mr. Dale Dietze at 414 286 8678 to renew, if necessary, the loading zone.
		10.	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.
		11.	That signage must meet the signage standards of s.295 605 of the Milwaukee Zoning Code.
		12.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		13.	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.
		14.	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.
		15.	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>
14	BZZA-24-00226 Special Use	Balloon Decorations, LLC, Property Owner	3510-3510 W ST PAUL AV Ald. District 10
		Request to continue occupying the premises as an assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		8. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		9. That this Special Use be 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-24-00192 Special Use	Frontier Motor Cars, Inc., Lessee	5150-5150 S 27TH ST 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 Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That no work on vehicles occurs in the public right of way.	
		9. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		10. That the applicant 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.	
		11. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		12. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		13. That landscaping and screening in accordance to the plan submitted to the Board on November 25, 2023 is installed by October 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.	
		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>
16	BZZA-24-00217 Special Use	Speedway, LLC, Property Owner	110-110 W COLLEGE AV 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:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the 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 any new signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		10. That landscaping and screening is maintained in a manner that meets the intent of city code.	
		11. 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-24-00249 Special Use	Don Jacobs Motors, Inc., Lessee	5727-5727 S 27TH ST Ald. District 13
		Request to add a light motor vehicle body shop and to continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

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1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner 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 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.		Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
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 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.	
14.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
15.		That signage adhere to the regulations of the Master Sign Plan overlay zone regulations for this site.	
16.		That within 30 days of Board approval of the special use a landscape plan meeting the intent of city code section 295-405 is submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group. The landscape plan must supplement existing trees with shrubs and or perennials and or ornamental grasses in a manner that meets the intent of s295-405.	
17.		That landscaping in accordance with an approved landscape plan is installed by October 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.	
18.		That these Special Uses are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-24-00250 Special Use	Don Jacobs Motors, Inc., Lessee	5777-5777 S 27TH ST Ald. District 13
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

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1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner 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 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 work on vehicles occurs in the public right of way.	
11.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
12.		That the applicant 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.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That signage adhere to the regulations of the Master Sign Plan overlay zone regulations for this site.	
15.		That within 30 days of Board approval of the special use a landscape plan meeting the intent of city code section 295-405 is submitted to the Board of Zoning Appeals for approval by the Zoning Administration Group. The landscape plan must supplement existing trees with shrubs and or perennials and or ornamental grasses in a manner that meets the intent of s295-405.	
16.		That landscaping in accordance with an approved landscape plan is installed by October 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.	
17.		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-24-00231 Special Use	Agape Love Deliverance Church, Inc. dba Agape Love Ministries, Property Owner	4716-4716 W LISBON AV Ald. District 15
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295 407 9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		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>
20	BZZA-24-00243 Special Use	RAAN Petro, Inc. dba Clark On Center, Lessee	905-905 W CENTER ST Ald. District 15
		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:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the 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 the accessible route to the building entrance is not blocked by parked vehicles, merchandise, or other items.	
		10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		11. That the landscaping and screening 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 ongoing basis, including seasonal tree and plant replacement.	
		12. That this Special Use is granted for a period of five (5) years.	
21	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:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZAP-24-00002 Other	Clear Channel Outdoor, Lessee	201-201 S HAWLEY CT Ald. District 10
		Request for a resubmission to erect an off-premise freestanding billboard sign that exceeds the maximum allowed height and display area and does not meet the required distance from a freeway	
	Action:	Affirm	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-24-00172 Dimensional Variance, Special Use	United Community Center, Property Owner	2000-2000 S MUSKEGO AV Ald. District 8
		Request to occupy the premises as a principal use parking lot without the minimum required landscaping	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	3 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 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the fence gate 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.	
		10. That storm water drainage complies with MCO s. 252-71-2.	
		11. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of utility laterals and closure of any portion of the right-of-way to facilitate construction. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		12. That the landscape plan submitted to the Board on May 9, 2024 is revised to meet the intent of s295-405 of the Milwaukee Zoning Code, specifically, along the South lot line. The revised landscape plan must be submitted to the Board for approval by the Zoning Administration Group within 60 days of Board approval of the Special Use.	
		13. That this Special Use and Dimensional Variance 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>
24	BZZA-24-00253 Use Variance	R&E Auto Repair, LLC DBA R&E Auto Detailing, Lessee	3111-3111 W NATIONAL AV Ald. District 8
		Request to occupy the premises as a light motor vehicle repair facility and car wash	
	Action:	Adjourned	
	Motion:		
	Vote:		
25	BZZA-24-00216 Special Use	Big Mama Is In God's Hands Family Child Care, LLC, Lessee	2478-2478 N 55TH ST Ald. District 10
		Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	
	Action:	Adjourned	
	Motion:		
	Vote:		
26	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:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		9. That the petitioner maintain landscaping and screening 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 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>
28	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That 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 site plan submitted to the Board of Zoning Appeals Office on July 23, 2024 is approved.	
9.		That the applicant works with the Department of Public Works to implement mutually agreeable recommendations contained in the Traffic Analysis dated July 10, 2024. Note that implementation of said recommendations will be at the applicant's expense.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, closure of any portion of the public right-of-way to facilitate construction; construction of new utility laterals; excavation for building footings; and planting of trees, shrubs and other plant materials. The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
12.		That the unused driveways located on West Oklahoma Avenue and South 20th 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.	
13.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on South 20th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
14.		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 prior to issuance of a building occupancy permit.	
15.		That the premises is developed in accordance with the revised plans submitted to the Board on June 11th & June 17, 2024.	
16.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
17.		That a revised landscape plan that meets the requirements of s295-405 of the Milwaukee Zoning code is submitted to the Board for review and approval by the Zoning Administration Group within 60 days of Board approval of the special use.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		18. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		19. That this Special Use is granted for a period of twenty-five (25) years.	
		20. That this Dimensional Variance is granted to run with the land.	
29	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:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the 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 30 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 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 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>
30	BZZA-24-00223 Dimensional Variance	Gregory Boone, Property Owner	2580-2580 S BURRELL ST Ald. District 14
		Request to allow a garage that exceeds the maximum allowed lot coverage and does not meet the minimum required garage door setback	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-24-00254 Special Use	Compa's Auto Repair, LLC, Lessee	2836-2836 S 16TH ST Ald. District 14
		Request 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:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That 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 vehicles are not parked between the sidewalk and the street curb, including on the driveway approaches on South 16th Street.	
		14. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on South 16th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		15. That no auto parts or other debris are stored in the public right-of-way.	
		16. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		17. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-24-00160 Special Use	Milwaukee County, Property Owner	1431-1431 N 12TH ST Ald. District 15
		Request to occupy the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That the applicant works with the City of Milwaukee Department of Public Works to develop plans for modifications to the roadway geometrics of West Cherry Street, North 12th Street, North 12th Lane, or North 13th Street.	
		10. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of plumbing laterals; construction of curb pushouts; additional of pedestrian ramps; or any excavation in the public right-of-way. 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.	
		11. That landscaping and screening in accordance to the plan submitted to the Board on May 6th 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.	
		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>
33	BZZA-24-00210 Special Use	Mr. J.R. Tire Shop, Lessee	2116-2116 N 31ST ST Ald. District 15
		Request to occupy the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 automotive parts, including, but not limited to, tires, are stored in the public right-of-way.	
		12. That motor vehicles are not parked over the paved public sidewalk.	
		13. That no work on vehicles occurs in the public right-of-way.	
		14. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		15. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		16. 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-24-00233 Dimensional Variance	Cle Gray, Property Owner	1127-1127 W WRIGHT ST Ald. District 15
		Request to construct a multi-family dwelling that does not meet the required minimum rear setback	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of new utility laterals; closure of any portion of the right-of-way to facilitate construction or for material staging; or removal or replacement of sidewalk adjacent to the development. 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>
35	BZZA-24-00239 Special Use	Pantry 2514, LLC, Lessee	2514-2514 N 27TH ST Ald. District 15
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the applicant does not have outdoor storage or display of products or merchandise.	
		8. That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee Code of Ordinances if the license is required by Ordinance.	
		9. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		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 the ornamental fence along the N 27th St frontage and the landscaping along the W Wright St frontage 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 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>
36	BZZA-24-00230 Dimensional Variance, Special Use	Economy Tire Sales and Service Plus, Inc., Lessee	5712-5712 N TEUTONIA AV Ald. District 1
		Request to continue occupying a portion of the premises as a light motor vehicle repair facility that does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		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 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 work on vehicles occurs in the public right-of-way.
		11.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		12.	That this Special Use and Dimensional Variance 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>
37	BZZA-24-00127 Special Use	Nanas Treehouse Learning Center, LLC, Lessee	9012-9012 W SILVER SPRING DR Ald. District 2
		Request to occupy the premises as a day care center for 45 children per shift infant - 13 years of age operating Monday - Sunday from 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the 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 site plan and floor plans submitted to the BOZA Office on July 19, 2024 are approved.
		10.	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.
		11.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		12.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		13.	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.
		14.	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-24-00185 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:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
39	BZZA-24-00205 Dimensional Variance, Special Use	LandPark, LLC, Property Owner	946-946 E LAND PL Ald. District 3
		Request to construct a second principal residential building that does not meet the minimum lot area per dwelling unit, the distance required between buildings, and the required side setback	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, closure of the public right-of-way for material staging or construction activities. 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 Special Use and 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>
40	BZZA-24-00183 Special Use	Wisconsin Avenue Lofts, LLC, Property Owner	735-735 W WISCONSIN AV Ald. District 4
		Request to occupy the premises as an accessory use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of the new sewer lateral and placing of new concrete. 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 a Department of Public Works (DPW) permit is obtained to divide the existing driveway approach on North 8th Street into two separate driveway approaches. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		11. That the landscape plan submitted to the Board on June 5th, 2024 is revised to meet the requirements of s295-405 of the Milwaukee Zoning code. The revised should include 2 additional trees on the parking lot and must be evaluated to determine if the proposed planting areas are not obstructed by underground utilities. It may be necessary to remove one proposed parking space in order to accommodate trees and additional planting area.	
		12. That landscaping and screening in accordance with an approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		13. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-24-00209 Dimensional Variance, Special Use	SP PLUS CORPORATION, Lessee	300-300 N VAN BUREN ST Ald. District 4
		Request to continue occupying the premises as a principal use parking lot without the minimum required landscaping and screening (this is a new operator)	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
42	BZZA-24-00236 Dimensional Variance	Peter Renner, Property Owner	610-610 E SUMMERFEST PL Ald. District 4
		Request to construct a multi-family dwelling with overhead doors that do not meet the minimum required glazing and do not meet the minimum required setback	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That costs for modification or relocation of existing City of Milwaukee facilities, such as fire hydrants and street lights, are the responsibility of the developer.
		5.	No cars may be parked on the paved public sidewalk.
		6.	That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, closure of any portion of the public right-of-way to facilitate construction; relocation or modification of existing utilities; construction of utility laterals; and removal and replacement of the sidewalk, curb and gutter, or street pavement. The DPW permits must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		7.	That the site is developed in accordance with plans approved by the Historic Third Ward Architectural Review Board.
		8.	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>
43	BZZA-24-00244 Dimensional Variance	Foxtown MKE, LLC, Property Owner	412-412 N PLANKINTON AV Ald. District 4
		Request to construct a commercial building that does not meet the minimum required glazing for the primary and linear street frontages and exceeds the maximum glazing sill height allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant works with the Department of Public Works (DPW) to finalize placement of the retaining wall on the north side of West St Paul Avenue. No building permits will be approved by DPW until the location of the retaining wall along West St Paul Avenue is resolved.
		5.	That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, construction of the Riverwalk connection and retaining wall; closure of any portion of the public right-ofway to facility construction or material handling; and removal and replacement of the public sidewalk. 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.
		6.	That these Dimensional Variances are granted to run with the land.
44	BZZA-24-00212 Special Use	Empowerment Youth & Family Services, LLC, Lessee	2974-2974 N 19TH ST Ald. District 6
		Request to occupy the premises as a group home for 5 occupants	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-24-00224 Dimensional Variance	GenCap Emem MLK, LLC, Property Owner	2947-2947 N MARTIN L KING JR DR Ald. District 6
		Request to erect two projecting signs that exceeds the maximum allowed display area	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the marquee that is less than 10 feet above the adjacent grade to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
		5. That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, occupancy of any portion of the public right-of-way to install the marquee. 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 dmschmi@milwaukee.gov with questions regarding this matter.	
		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>
46	BZZA-24-00229 Special Use	Community Tire Service, LLC, Property Owner	844-844 W ATKINSON AV Ald. District 6
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 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 vehicular parts, including tires, are stored in the public right-of-way.	
		11. That no work on vehicles occurs in the public right-of-way.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	BZZA-24-00259 Special Use	Milwaukee Health Service Systems, LLC dba River's Shore, Lessee	3707-3707 N RICHARDS ST Ald. District 6
		Request to continue occupying the premises as a medical service facility	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
48	BZZA-24-00198 Special Use	Circle of Friends Adult Day Services, LLC, Lessee	5412-5412 W BURLEIGH ST Ald. District 7
		Request to occupy the premises as an adult day care for 60 adults per shift operating Monday - Friday from 8:00 a.m. - 4:00 p.m.	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

Other Business:

Board member Jennifer Current moved to approve the minutes of the June 27, 2024 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for September 12, 2024.

Board member Henry Szymanski moved to adjourn the meeting at 7:25 p.m. Seconded by Board member Lindsey St. Arnold Bell. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board