

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - March 9, 2000
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-47*)

Members: Henry P. Szymanski (*voting on items 1-43*)
Scott R. Winkler (*voting on items 1-47*)
Catherine M. Doyle (*voting on items 1-47*)
Roy B. Nabors (*voting on items 1-47*)

Alt. Board Members: Georgia M. Cameron (*not voting on any items*)
Donald Jackson (*voting on items 44-47*)

START TIME: 4:30 p.m.

End Time: 7:00 p.m.

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- | | | | |
|---|--------------------------------|--|---------------------------------------|
| 1 | 22836
Change of
Operator | PH Green Bay, LLC, d/b/a Pizza Hut
Kelley K. Falkner, Lessee | 7604 W. Burleigh St.
5th Dist. |
| | | Request to continue occupying the
premises as a Type 'B' restaurant. | |
| | Action: | Granted | |
| | Motion: | Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 Abstained. | |
| 2 | 22832
Change of
Operator | CSK Auto, Inc.
Lon Novatt, Lessee | 3405 W. Fond du Lac Av.
10th Dist. |
| | | Request to continue occupying the
premises as retail motor vehicle parts
facility. | |
| | Action: | Granted | |
| | Motion: | Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 Abstained. | |

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	22798 Use Variance	Jose A. Chavez Property Owner Request to occupy the premises as a multi-family residence with the addition of a porch. Action: Dismissed Motion: Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 Abstained.	606-08 S. 5th St. 12th Dist.
4	22837 Change of Operator	PH Green Bay, LLC d/b/a Pizza Hut Kelley K. Falkner, Lessee Request to continue occupying the premises as a Type 'B' restaurant. Action: Granted Motion: Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 Abstained.	3131 S. Kinnickinnic Av. 14th Dist.
5	22268 Special Use	Autosports International Daniel Zielinski, Lessee Request to occupy a portion of the premise for the sale of used motor vehicles. Action: Dismissed Motion: Roy Nabors moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 Abstained.	8661 N. 107th St. 15th Dist.
6	22776 Special Use	Urban Growth Child Development David, Toni, and Lorese Howard, Prospective Buyer Request to occupy the premises as a day care center for 35 children, ages 3wks. to 5yrs., 24 hr. use. Action: Dismissed Motion: Roy Nabors moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 Abstained.	7623 W. Burleigh St. 5th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	22787 Special Use	Amoco Gas Station Haji Ghaffar, Property Owner Request to continue to occupy the premises as a motor vehicle pumping station, convenience store, and car wash.	200 N. 35th St. A/K/A 200-212 N. 35th St. 4th Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of an interested party and will be scheduled at the next available hearing.	
8	22794 Special Use	Sisters of Mercy of the Americas Property Owner Request to continue occupying the premises as a health clinic.	1018 E. Knapp St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 for a period of ten (10) years, commencing with the date hereof. 	
9	22793 Special Use	ADJ's Child Development Center Marha Jean Gray, Property Owner Request to occupy the premises as a day care center for 30 children, ages 2 - 12 yrs., from 6 a.m. to 6 p.m.	5348 N. 91st St. 5th Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	22811 Dimensional Variance	Aldersgate United Methodist Church Mr. Jan Gravenkamp, Property Owner	8801-09 W. Lisbon Av. 5th Dist.
		Request to install a double-faced ground sign on the premises.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	
11	22797 Special Use	Greater True Vine Outreach Ministry James Green, Lessee	2600-04 N. Booth St. 6th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	22799 Special Use	Oracle Enterprises Akin Lagundoye, Property Owner	274 E. Keefe Av. 6th Dist.
		Request to continue occupying the premises as a motor vehicle sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	22810 Special Use	Hannah's Development & Learning Center Prospective Buyer Request to continue occupying the premises as a day care center, expanding the capacity from 30 to 50 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m.	412 E. Burleigh St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 operator complies with current State commercial code for day cares. 5. That all previous conditions of the Board regarding this property are complied with. 6. That this Special Use is granted commencing with the date hereof and expiring, May 5, 2008. 	
14	22813 Use Variance	Heartlove Place Joseph M. DeRosa, Prospective Buyer Request to occupy the premises as a multi-use building consisting of a community center, laundromat, day care center and print shop.	3229 N. Martin L King Dr. A/K/A Heartlove Place 6th Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	22760 Special Use	H&M Auto Service & Transport Lessee	2424 N. 30th St. 7th Dist.
		Request to continue occupying the premises as a motor vehicle salvage and parts sales facility and to add used motor vehicle sales.	
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of the DPW and will be rescheduled at the next available hearing.	
16	22778 Use Variance	Grays Child Development Center Bessie Gray, Property Owner	6618 N. Teutonia Av. 9th Dist.
		Request to continue occupy the premises as a day care center and school for 400 children (200 in each), ages 6 wks. to 13 yrs., from 6 a.m. to 10 p.m. with the addition of conference facilities.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 complies with all applicable codes regarding day care centers, including a boiler inspection. 5. That all previous conditions of the Board are maintained. 6. That this Special Use and this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	22781 Special Use	For Christ's Sake Ministries, Lessee Request to occupy the premises as a church.	3821 W. Florist Av. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 abandoned W. Florist Ave. driveway is removed, with curb, gutter and sidewalk restored as required by City Ordinance. 5. That landscaping and screening plans must be submitted which meet the intent of s.295-75, 6. That signage must be limited to a maximum of 50 square feet. 7. That this Special Use and this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	22800 Dimensional Variance	Canaan Baptist Church Property Owner Request to construct an addition to the existing church without the required setback.	2975 N. 11th St. 10th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant this appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the applicant comply with the boiler inspection requirements. 5. That the driveway on N. 11th Ln. is removed and restored with curb and gutter as required by City ordinance. 6. That these Variances are granted to run with the land. 	
19	22806 Special Use	Precious World of Children Dev. & Lrng. Center Lydia Geter & Phyllis A. Weakley, Prospective Buyer Request to occupy the premises as a day care center for 40 children, ages 3 wks. - 12 yrs., from 6 a.m. to 12 p.m.	4722-24 W. Fond du Lac Av. 10th Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of DPW and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	22809 Special Use	Studio 712 Hair Salon George Gomez, Lessee Request to occupy the premises as a personal service (Hair Salon) facility.	712 S. 2nd St. A/K/A 712-16 S. 2nd 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 for a period of ten (10) years, commencing with the date hereof. 	
21	22807 Special Use	Water Tower Place Antiques Timothy R. Patzer, Lessee Request to occupy the premises as an antique and secondhand store.	2944 S. 13th St. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	22766 Dimensional Variance	Bob O'Connor O'Connor Petroleum Inc., Prospective Buyer Request to construct and occupy the premises as a car wash.	541 S. 70th St. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 Special Uses and these Variances are granted for a period of ten (10) years, commencing with the date hereof. 	
23	22803 Use Variance	Andersen Plumbing, Inc. James T. Andersen, Prospective Buyer Request to occupy the premises as a contractor shop.	619 S. 70th St. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	22753 Special Use	Raymond Allen Kennedy's Auto Center, Lessee	4711-13 N. Hopkins St. 1st Dist.
		Request to occupy the premises as a motor vehicle sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no vehicles for sale are displayed in the street, alley, or sidewalk right-of-way. 5. That no repair or storage of vehicles occurs within the street, sidewalk, or alley right-of-way. 6. That all prior conditions of the Board regarding this property are maintained. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
25	22780 Special Use	Parklawn Christian Center Shawn Green-Smith, Lessee	4949 W. Villard Av. 1st Dist.
		Request to occupy the premises as an office, training, and meeting facility.	
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	22786 Special Use	Alice & Wonderful Land Learning Center, Inc. Alice Jones, Property Owner	2719 W. Atkinson Av. A/K/A 2717 W. Atkinson 1st Dist.
		Request to occupy the premises as a day care center for 75 children, ages 4 wks. to 12 yrs., from 6 a.m. to 10:30 p.m. with on site training/services for parents and staff.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 complies with all applicable codes regarding day care centers, including all boiler inspection requirements. 5. That the N. 28th St. driveway is removed with curb, gutter, and sidewalk restored as required by City Ordinance. 6. That the existing gate to the play area is modified to prevent it from opening into the sidewalk area on N. 28th St. 7. That no parent's or other vehicles associated with this use are stopped at any time in areas on-street designated No Parking Zones. 8. That the storefront windows must remain as clear glass and are maintained in a neat and attractive manner. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
27	22220 Special Use	Roberson Family Day Care, Inc. Margaret Roberson, Property Owner	6260 N. 76th St. 2nd Dist.
		Request to build a 59'x64' addition to the existing day care facility and expand capacity to 214 children.	
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	22812 Special Use	Clark Refining Property Owner	6028 W. Fond du Lac Av. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle pumping station and to install a free-standing ATM.	
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no portable or non-permanent advertising signs are placed within the street right-of-way or within a distance of 10 feet from any street right-of-way line. 5. That all prior conditions of the Board regarding this property are maintained. 6. That this Special Use is granted commencing with the date hereof and expiring, July 14, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	22815 Special Use	Wellington Park Lutheran Rev. Dean Phillips, Property Owner	7017-21 W. Medford Av. 2nd Dist.
		Request to occupy the premises as a day care center for 24 children, infant to 12 years, from 6:00 a.m. to 6:00 p.m.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 operator complies with current State code for day care centers. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
30	22816 Dimensional	Robert Travis Property Owner	2710 E. Belleview Pl. 3rd Dist.
		Request to construct a garage on the premises.	
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the request of the owner of the premises and will be rescheduled at the next available hearing.	
31	22598 Appeal of an Order	The Salvation Army, Inc. Major James Frye, Lessee	3120-28 W. Wisconsin Av. 4th Dist.
		Request to appeal an order by the Department of Neighborhood Services.	
	Action:	Scheduled for next hearing	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	3 Ayes, 2 Nays	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	22734 Special Use	Bethel Baptist Church Bethel Community Daycare Center, Property Owner	2014 W. North Av. A/K/A 2730 W. North Av. 7th Dist.
		Request to occupy the premises as a day care center for 70 children, ages 4wks. to 12 yrs., from 6 a.m. to 6pm.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 meets the State building code for day care centers. 5. That no parent or employee vehicles associated with this use are stopped or parked on W. North Ave. adjacent to the site on weekdays from 2:00 to 6:00 p.m. 6. That six (6) on-site parking stalls are reserved for child drop-off and pick-up. 7. That all vehicular circulation aisles are kept clear. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	22757 Special Use	Sabrina Hampton Pooh Bears Day Care Center, Lessee Request to occupy the premises as a day care center for 50 children, ages 4 wks.-8yrs, from 6 am to 6:30 p.m.	4128-30 W. Burleigh St. A/K/A 3106 N. 42nd St. 7th Dist.
	Action:	Scheduled for next hearing	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 operator complies with current State commercial code for day cares. 5. That a loading zone, of a minimum length of 60 feet, to be used for child drop-off and pick-up is installed on N. 42nd Street adjacent to the premises. 6. That the appellant must be granted an exception by the State of Wisconsin to the minimum on-site play space requirements. 7. That signage must be limited to window signs. 8. That storefront windows must remain as clear glass and must be maintained in an attractive manner. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
34	22425 Special Use	Satwant Singh Kaleka S.K. Petro, Property Owner Request to construct a new motor vehicle pumping station and convenience store.	1900-08 S. Muskego Av. 8th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	22543 Special Use	Iglesia Ebenezer Pentecostal Property Owner	2500 S. 9th Pl. 8th Dist.
		Request to continue occupying the premises as a church.	
	Action:	Scheduled for next hearing	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
36	22464 Special Use	Gordon's Silver Spring Amoco, Gordon's Car Care, Lessee	7016 N. 76th St. 9th Dist.
		Request to continue occupying the premises as a motor vehicle repair, sales, rental, and parts center.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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. Provided there is full compliance with pending order. 5. That vehicular access to the gravel area on site is precluded through the installation of a permanent raised barrier or that the gravel area is paved in accordance with city code. 6. That permanent pavement markings be installed and maintained to delineate all on site parking stalls. 7. That all portable or non-permanent signing be removed from the street right-of-way, and from all locations in the front setback area. 8. That no disabled or unlicensed vehicles or auto parts are to be stored on site. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	22566 Special Use	Thomas E. Smith, Sr. Property Owner Request to occupy the premises as a hand car wash facility.	1102 W. Atkinson Av. 10th Dist.
	Action:	Adjourned	
	Motion:	Moved to adjourn for a further hearing.	
38	22621 Dimensional Variance	Kubenik Development Corp. Don Kubenik, Property Owner Request to construct an eight family apartment on the premises.	8603 W. Oklahoma Av. 11th Dist.
	Action:	Scheduled for next hearing	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	22748 Special Use	Richard Pearson Medicap Pharmacy, Property Owner	2700 S. 60th St. 11th Dist.
		Request to construct a retail pharmacy on the premises with a drive through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 proposed corner monument sign is either to be reduced to a maximum height of 3 feet, or it is to be removed from the vision setback area on the northwest corner of the parcel to conform to the City's Vision Setback Ordinance. 5. That the proposed S. 60th Street driveway is to be constructed in a location which directly aligns with the existing S. 60th Street median opening. 6. That curb, gutter and sidewalk are to be restored at the locations of all existing driveways to be abandoned, as required by City Ordinance. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
40	21983 Special Use	Eliseo Beltran Lessee	1203 W. Lincoln Av. 12th Dist.
		Request to continue occupying the premises as a social service facility.	
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	22092 Special Use	La Causa, Inc. Nedda Lopez, Property Owner	809 W. Greenfield Av. 12th Dist.
		Request to occupy the premises as a day care center for 325 children 3 mon. to 12 yrs., 24 hours per day.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 appellant comply with all prior conditions. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
42	22330 Special Use	La Causa, Inc. David A. Espinoza, Property Owner	804-08 W. Greenfield Av. 12th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	22618 Use Variance	La Causa, Inc. David A. Espinoza, Prospective Buyer	1313-19 S. 8th St. 12th Dist.
		Request to construct and occupy the premises as a parking lot.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months 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 upgraded landscaping and screening plans, which indicate plant types and sizes, are submitted to and approved by The Department of City Development-Planning Administration within 30 days of the date hereof. 5. That site illumination not glare onto adjacent streets and residences. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	22745 Special Use	Ama Aba, LLC. Prospective Buyer	1401-17 W. Mitchell St. 12th Dist.
		Request to construct a new motor vehicle pumping station and convenience store on the premises.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 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 six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all access to the alley to the west of the site is eliminated. 5. That the S. 14th Street driveway not exceed 35 feet in width. 6. That landscaping and screening plans, including an urban edge treatment along the W. Mitchell St. and S. 14th St. frontages, and a residential buffer along the south property line must be submitted to and approved by the Dept. of City Development-Planning Administration prior to the issuance of any permits. 7. The approved urban edge treatment must incorporate signage with masonry piers at the corner of W. Mitchell St. and S. 14th St. 8. A lighting plan for the exterior of the building, canopy, and signage must be submitted to and approved by the Dept. of City Development-Planning Administration prior to the issuance of any permits. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
45	22360 Use Variance	Larry Richter Property Owner	3142 S. 13th St. 14th Dist.
		Request to continue occupying the premises as a contractor's yard.	
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	22369 Use Variance	Roolie L. Youngblood Roolie's Roofing Service, Property Owner Request to continue occupying the premises as a contractor's shop and yard.	4232 N. Teutonia Av. 1st Dist.
	Action:	Scheduled for next hearing	
	Motion:	This item was adjourned at the direction of the Chair and will be rescheduled at the next available hearing.	
47	22755 Special Use	Nicole Erving Jubilee of Colors Child Care, Property Owner Request to occupy the premises as a day care center for 20 children, ages 6 wks. to 12yrs, from 6 a.m. to 5:30 p.m.	4678 N. 40th St. 1st Dist.
	Action:	Scheduled for next hearing	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
48	22613 Use Variance	Steve V. Daniels Lessee Request to occupy the garage on the premises for motor vehicle storage and repair.	3406 N. Booth St. 3rd Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Roy Nabors	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	

Other Business:

Board member Roy Nabors moved to approve the minutes of the February 10, 2000 meeting. Seconded by Board member Scott Winkler. Unanimously approved.

The Board set the next meeting for March 23, 2000.

Board member Catherine Doyle moved to adjourn the meeting at 7:00 p.m.. Seconded by Board member Roy Nabors. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board