NOTICE

There will be a Zoning Board of Appeals Meeting Tuesday, December 10, 2019 in the Committee Room / Council Chambers at 3400 E. Howard Avenue at 4:00 PM.

ZONING BOARD OF APPEALS AGENDA

1. Call to order by Chairman.
2. Roll Call
3. Approval of the Minutes from July 1, 2019.
4. Hearing of Case – Secretary will read Public Notice.
5. Proceed with Hearing
6. Old Business
7. New Business
8. Adjourn

PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public hearings, which have a qualifying disability under the Americans with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 481-2300. The meeting room is wheelchair accessible from the east and west entrances.

NOTE: There is a potential that a quorum of the Common Council may be present.
SUMMARY MINUTES OF THE PUBLIC HEARING HELD BEFORE THE ZONING BOARD OF APPEALS
JULY 1, 2019
1775 EAST BOLIVAR AVENUE

Present: Alderman Brickner, Rich Adamczewski, Dennis Besler, Josh Cieczka, Richard Lentz, John Kolb

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker

Absent: Richard Schmidt

Alderman Brickner called the Public Hearing to order at 6:02 p.m.

City Clerk/Treasurer Uecker read the “Notice of Public Hearing” as follows:

Public Notice is hereby given that the Zoning Board of Appeals of the City of St. Francis will conduct a Public Hearing in the West Committee Room of the City of St. Francis Civic Center located at 3400 East Howard Avenue, St. Francis, Wisconsin on Monday, July 1, 2019 at 6:00 p.m.

The Zoning Board of Appeals will hear the request of Adam Stein to the decision of the Zoning Administrator that the principal structure does not meet the required rear yard depth provided in §455-29(E)(5) of 20 feet.

The request is to allow a variance to §455-29(E)(5) to permit a required rear yard depth of 0 feet.

The property address is 1775 East Bolivar Avenue, Tax Key Number 592-9930-000. The legal description is as follows:

All that part of the Southwest ¼ of Section 22, Town 6 North, Range 22 East, in the City of St. Francis, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing 499.62 feet North 89°47' East and 45.00 feet South of the Northwest corner of said Southwest 1/4; thence North 89°47' East 120.00 feet; thence South 200.00 feet; thence South 47° West 120.00 feet; then North 200.00 feet to the point of beginning.

Alderman Brickner gave a brief history of the location. City Administrator Johnsrud stated that the current building has zero setback and that a variance had been issued in 1973 but it didn’t clarify the setback footage. The Planning Commission has recommended approval for the zoning change.

Moved by Richard Lentz, seconded by Rich Adamczewski to approve the zero setback for 1775 East Bolivar Avenue. Motion carried.

Moved by Rich Adamczewski, seconded by John Kolb to adjourn. Motion carried.

Time: 6:05 p.m.
CITY OF ST. FRANCIS
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS

Public Notice is hereby given that the Zoning Board of Appeals of the City of St. Francis will conduct a Public Hearing in the Council Chambers of the City of St. Francis Civic Center located at 3400 East Howard Avenue, St. Francis, Wisconsin on Tuesday, December 10th, 2019 at 4:00 p.m.

The Zoning Board of Appeals will hear the request of KK Quick Mart Property LLC, Bob Kraus (agent) to the decision of the Zoning Administrator that the principal structure does not meet the stipulations provided in Chapter 380 Signs of the St. Francis Code of Ordinances.

The request is to allow a variance to install one (1) Monument Sign greater than 40 square feet but less than 50 square feet and to place monument sign less than the required 25 feet setback to 5 feet within M1 Limited Industrial Zoning – 4045 S. Kinnickinnic Avenue.

The property address is 4045 S. Kinnickinnic Avenue, Tax Key Number 584-9996-000. The legal description is as follows:

PART OF NE1/4 SEC 22-6-22E COM IN C/L S K.K. AVE. 336.03FT. SELY OF INTERSEC OF S K.K. AVE & E NORWICH

Donald Brickner, Chairman
Zoning Board of Appeals

PUBLIC NOTICE

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NOTE: There is a potential that a quorum of the Common Council may be present.
CITY OF ST. FRANCIS APPLICATION FOR ZONING VARIANCE

Petition #__________ Date filed _______ $250.00 fee paid (payable to City of St. Francis)

Owner/agent

Name: Kwik Quick Mart Property LLC / Bob Kraus agent
Address: 4045 S Kinnickinnic Ave
Phone: 262-764-0500

Contractor

Name: Bauer Sign & Lighting Co, Inc
Address: 2500 S 170th Street New Berlin WI 53151

Legal description: Lot ___ Block ___ Subdivision name ____________________________

____ 1/4, ____ 1/4, S ____, T ____, N, R ____, E, City of St. Francis - Tax parcel number 584-9996-000

Lot area & dimensions: 0.684 acres ___ sqft., _______ x _______ ft.

Zoning district __________________________ Current use & improvements Gas / C-store

Nature and disposition of any prior petition for appeal, variance or conditional use __________________________

Description of all nonconforming structures & uses on the property __________________________

Terms of Ordinance (requirement & section #) __________________________

Variance Requested Install one (1) 42.7 sq ft monument cabinet with a decorative masonry base to be installed at a 5' setback from the property line.

Current zoning requires a min. 25' setback.

Requested placement to be at the south edge of the property driveway.
Address the variance criteria described in the application materials (attach additional pages if required):

Unnecessary hardship is present because... see attached letter

Compliance with the terms of the ordinance is prevented by unique features of this property ___ see attached letter

A variance will not be contrary to the public interest because... see attached letter

Attach construction plans detailing:

☐ Property lines
☐ Vegetation removal proposed
☐ Contour lines (2 ft. interval)
☐ Ordinary highwater mark
☐ Floodplain & wetland boundaries
☐ Well & sanitary system
☐ Dimensions & locations of existing & proposed structures
☐ Utilities, roadways & easements
☐ Location & extent of filling/grading
☐ Location & type of erosion control
☐ Any other construction related to your request

I certify that the information I have provided in this application is true and accurate.

Signed: (applicant/agent/owner) Date: 10/17/19

[Signature]
Bauer Sign & Lighting Co., Inc
Bob Kraus Agent
Variance request for ground sign placement

BP / Clark
4045 S Kinnickinnic Ave

Three Step Test

1.) Unnecessary Hardship - updated zoning does not allow for “pylon” – type signage requiring monument-style signs for free-standing signage. Smaller allowed signage (visibility) combined with a minimum 25’ setback from the property line does not offer proper identification / marketing for a convenience type store. We are seeking to place the sign at a location that is placed 5’ – 10’ setback from the property line.

2.) Hardship due to Unique Physical Limitations of the Property – additionally, the required 25’ setback requirement would not allow for a placement of the new sign at the requested south end of property near the drive. The property has a pie-shape configuration that would not support a 25’ setback placement to the south.

3.) No Harm to Public Interest – the overall development in this district is not impacting residential constituents or future development. The retail nature of this development enhances the area served and proper signage / placement is critical to long-term success

Thank you in advance for your time and consideration

/ Robert Kraus
Bauer Sign & Lighting Co., Inc
Class 2 - 300' 400 day
A.S.S. / MORTGAGE SURVEY SERVICE
17 West Coldspring Road  Greenfield, Wisconsin 53220  (414) 327-4400

J. A. SEWICKLEY

JAMES E. BULOWSKI

LAND SURVEYOR

We surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent

assents and roadways and visible easements, if any.

It is surveyed for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or

execute the title thereto within (1) year from date hereof.

At Greenfield, Wisconsin, on the 5th day of May, 2003.

Attest: J. E. Sewickley

Required Land Surveyor

All property owners will not be located, verified and/or
described (per Section 87.01 Wisconsin Administrative
Code) unless specifically requested.