



CITY OF MADISON  
ZONING BOARD OF APPEALS  
APPEAL APPLICATION

**\$200 Filing Fee**

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Notices are sent to the District Alderperson and to owners of record as listed in the Office of the City Assessor. Maximum size for all drawings is 11" x 17".

Name of Applicant: 1010 Ann Street LLC

Address: 3428 Iceage lane  
Verona, WI. 53593

Daytime Phone: (608) 257-1918 Evening Phone: Same

Email: jamesashapiro@yahoo.com and rkuehling@gmail.com

1. The undersigned hereby appeals the decision of the Zoning Administrator in regard to  
Madison General Ordinance Section No. 28.068(2)

2. When relevant to a specific property, fill out below:  
Street Address: 1010 Ann Street  
Madison, WI.

3.  List of grounds for the appeal, statements, evidence of fact, and any additional information associated with the appeal are provided on a separate attachment. **See Attached Correspondence of December 19, 2022**

Applicant Signature: *Robert W. Kuehling, Atty for Applicant*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$200.00</u>	Zoning District: <u>CO</u>
Receipt: <u>124250-0003</u>	Hearing Date: <u>3-16-23</u>
Filing Date: <u>2-1-23</u>	Published Date: <u>3-9-23</u>
Received By: <u>NJK</u>	Appeal Number: <u>LNDAPP-2023-00002</u>
Parcel Number: <u>070935300974</u>	GQ: _____
Alder District: <u>14-CARTER</u>	

**DECISION**

The Board, in accordance with the findings of fact, hereby determines that the requested appeal for \_\_\_\_\_ is

**Approved**                       **Denied**                       **Conditionally Approved**

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**Zoning Board of Appeals Chair:** \_\_\_\_\_

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**Date:** \_\_\_\_\_

**KUEHLING & KUEHLING** LLC

ATTORNEYS AT LAW

5619 RIVERSIDE DRIVE

CAPE CORAL, FLORIDA 33904

(608) 257-1918

ROBERT W. KUEHLING  
ADMITTED TO PRACTICE  
WISCONSIN AND FLORIDA

WARREN E. KUEHLING  
(1922-1996)

E-MAIL  
rkuehling@gmail.com

December 19, 2022

Building Inspection Director  
City of Madison  
P.O. Box 2984  
Madison, WI 53701-2984

Via First Class Mail and email to  
bldginspect@cityofmadison.com

Re: 1010 Ann Street, Madison, Wisconsin  
CB2022-347-05308

Dear Sir:

I represent 1010 Ann Street LLC with respect to a notice of an alleged violation of MGO Section 28.068(2) issued on December 12, 2022.

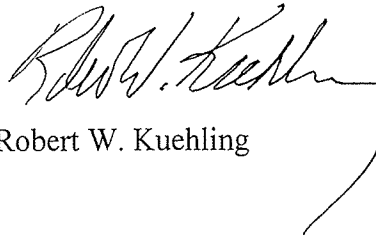
This correspondence shall constitute my client's appeal of that notice. The subject property is zoned CC and is rented to the abutting car dealership, Kunes Mitsubishi, Madison Property LLC.

The building notice incorrectly states that the property is used as a private parking facility. In fact, it is used by Kunes Mitsubishi as part of its retail car sale business. Auto sales and rental are allowable uses in the CC zoning district.

Please rescind the violation notice or schedule the matter for a hearing on this appeal.  
Thank you for your attention to this matter.

Yours truly,

KUEHLING & KUEHLING LLC



Robert W. Kuehling

RWK/bb

Cc: 1010 Ann Street LLC