



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 9/15/2025

To: Board of Appeals Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen – (262) 636-9151 steven.madsen@cityofracine.org

Case Manager: Steven Madsen

Location: 1717 Taylor Ave

Applicant: Mary Collins

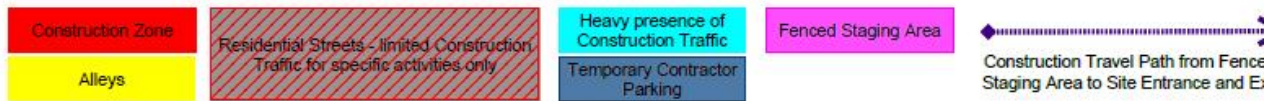
Property Owner: Racine County

Request: The application contemplates a Temporary Use Variance as allowed by section 114-49 at 1717 Taylor Avenue to allow for the storage of general construction materials related to construction of a building at 1720 Taylor Ave.

BACKGROUND AND SUMMARY: Racine County is building a behavioral health clinic at 1720 Taylor Avenue. This request would allow the contractor Gilbane to store materials related to that construction on the parcel Racine County owns at 1717 Taylor Avenue until August 1, 2026 (approximately 11 months). The area used for storage will be fenced in by a temporary fence in the Southwest corner of the parking lot.



Birdseye view of the property, indicated in blue (image from pictometry)



Site logistics plan.

GENERAL INFORMATION

Parcel Number: 16851001

Property Size: 6.157 Acres

Comprehensive Plan Map Designation: Medium Intensity

Corridor or Special Design District?: N/A

Historic?: N/A

Current Zoning District: O/I Office/Institutional

Purpose of Zone District: The O-I office/institutional district is designed primarily to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment. Compatible apartment structures may be allowed by conditional use permit.

Additional Planning and Zoning Comments: A temporary use is allowed for no more than 12 months. The property where construction is being conducted has a unique shape, has residential units/small residential streets to the North and West and the major arterial street Taylor Avenue on the East. These factors combined make it difficult to have the storage space required for the materials necessary for the construction of the building.

STANDARDS FOR VARIANCE:

Sec 114-48

- 1) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.**

Staff Comments: The specific shape and surroundings of the property where construction is being conducted make it more difficult to find space where proper storage can occur. The lot at 1717 Taylor also has a unique shape and a large amount of parking that allows it to accommodate the storage without causing problems to the site.

- 2) **The conditions upon which an application for a variance is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.**

Staff Comments: The conditions of this construction project based on the lot and the surroundings is unique in the city and will generally not be applicable to other properties within the same zoning

classification. Most industrial lots are more regular shaped and situated for street closure for storage is a viable option.

- 3) The purpose of the variance is not based exclusively upon a desire to increase financial gain.**

Staff Comments: The variance allows for the proper storage of construction materials and is not based upon a desire to increase financial gain.

- 4) The alleged difficulty or hardship is caused by the provisions of this chapter and has not been created by any persons presently having an interest in the property.**

Staff Comments: The hardship of finding space for this storage is caused by a number of factors none of which were created by any persons presently having an interest in the property.

- 5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

Staff Comments: The lot where the storage is proposed and the planned logistical set up should ensure that granting this variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

- 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

Staff Comments: The amount of proposed storage combined with its distance from any other structure will ensure the variance does not impair an adequate supply of light or air. The proposed storage area is paved and should have no impact on drainage. Materials should be moved from one site to the other in a way that should not increase congestion on the public streets.

POSSIBLE ACTIONS FOR THE ZONING AND BUILDING BOARD OF APPEALS

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF RECOMMENDATION: BASED ON THE STANDARDS REVIEWED IN THIS REPORT, THAT THE REQUEST FROM MARY COLLINS SEEKING A VARIANCE FOR A TEMPORARY USE ALLOWED BY SECTION 114-49 OF THE MUNICIPAL CODE AT 1717 TAYLOR AVE TO ALLOW FOR THE STORAGE OF BULDING MATERIAL FOR CONSTRUCTION BEING DONE AT 1720 TAYLOR AVE BE APPROVED SUBJECT TO CONDITIONS OUTLINED BELOW:

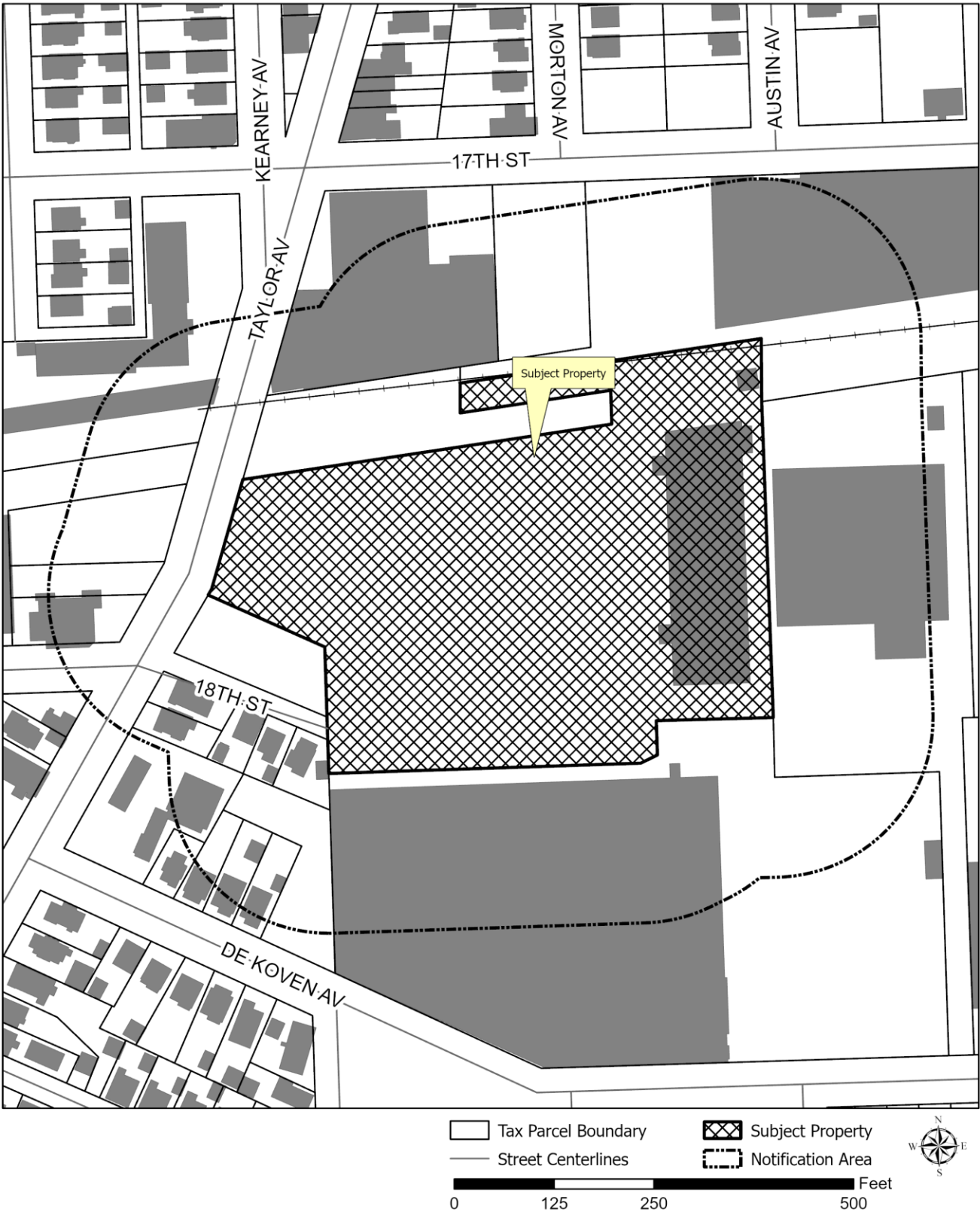
- a) That the plans presented to the Zoning and Building Board of Appeals on September 15, 2025 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the use cease 12 months from the date of approval
- d) That the storage area be kept free of trash or debris.
- e) That no minor changes be made from these conditions without approval of the Zoning and Building Board of Appeals.

ATTACHMENTS:

- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Submittal documents (view in legistar).



Variance Request- 1717 Taylor Ave



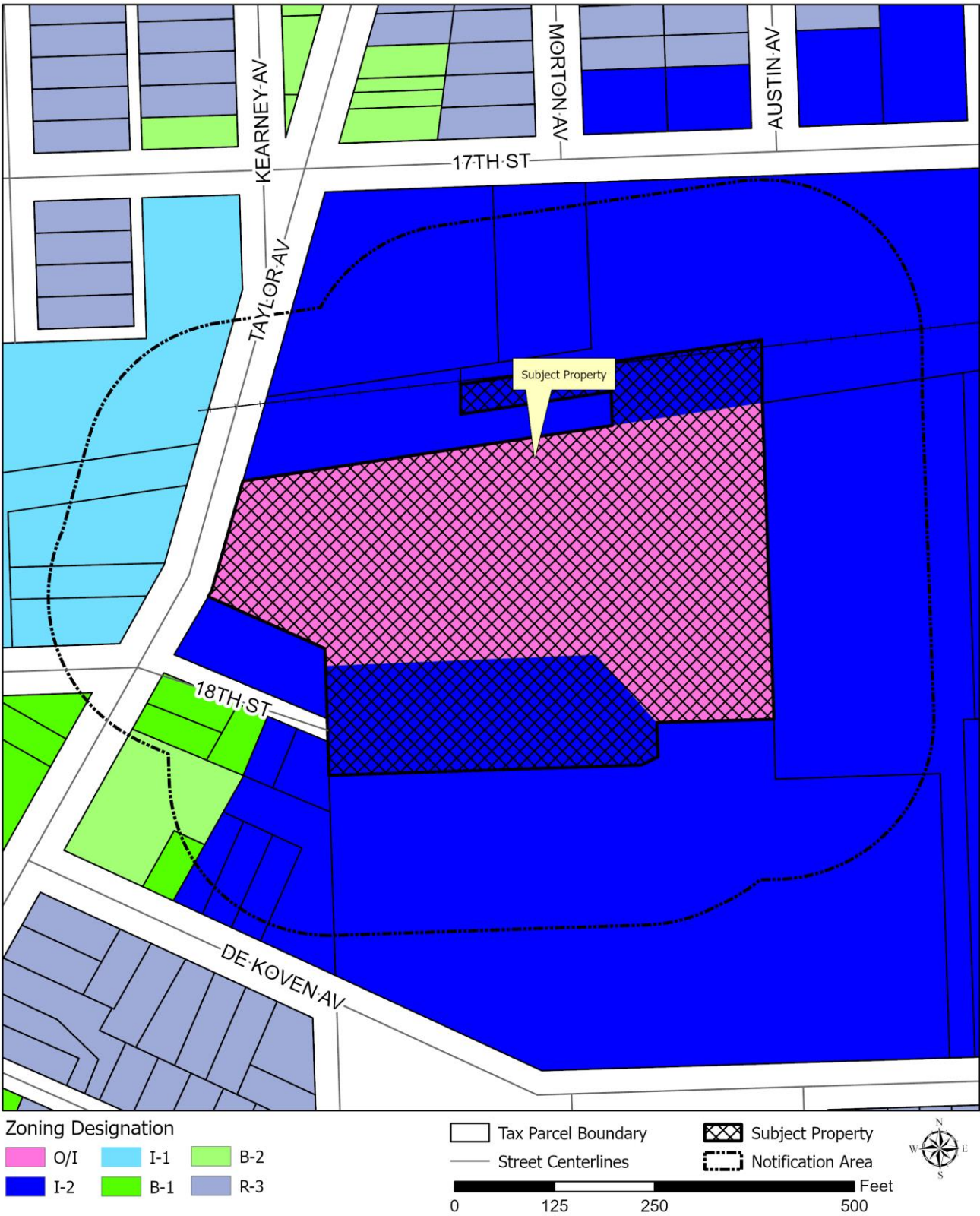


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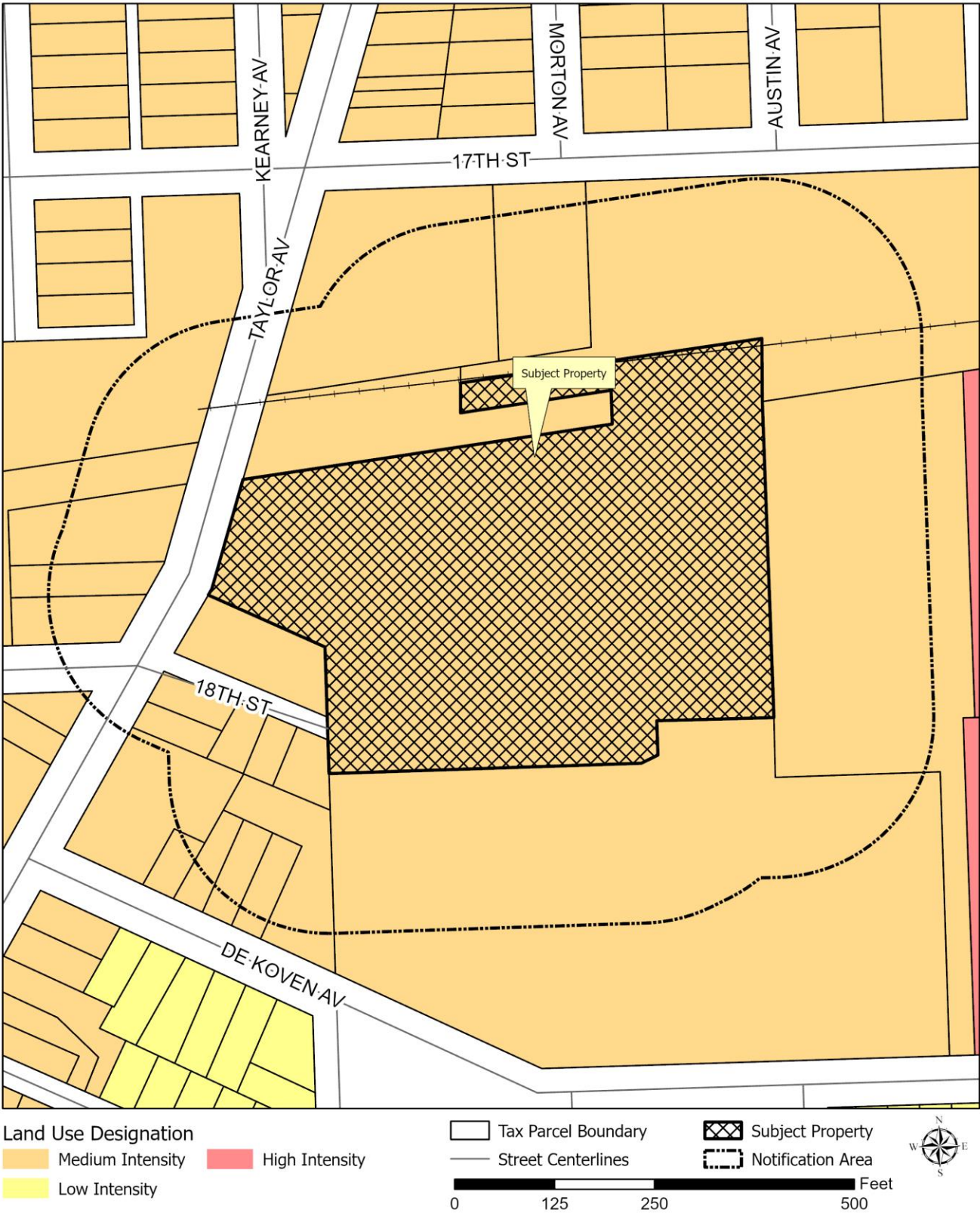


Variance Request- 1717 Taylor Ave





Variance Request- 1717 Taylor Ave



Site Photos



Looking West at proposed storage area



Looking North down Taylor Ave



Looking West across Taylor Ave at construction
at 1720 Taylor Ave construction site.



Looking East at proposed storage area



Looking East at 1717 Taylor Ave Site



Looking Northeast at parking near proposed
storage area.