



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft

Board of Zoning Appeals

Monday, September 15, 2025

5:00 PM

City Hall, Room 205

The meeting will commence at 5:00 p.m., or immediately following the conclusion of the Planning, Heritage and Design Commission.

Call To Order

Hefel called the meeting to order. The meeting began after the Planning, Heritage and Design Commission meeting.

Present: Chambers, Hefel, Peete, Kohlmann

5:00 P.M. PUBLIC HEARING

[0938-25](#)

Subject: Consideration of a request from Mary Collins seeking a temporary use variance at 1717 Taylor Avenue, as allowed by Section 114-49 of the Municipal Code, to allow for the storage of general construction materials related to the construction of a building at 1720 Taylor Avenue.

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)

Jeff Hintz, Assistant Director, explained the temporary use variance request. He stated that the request is for temporary staging area during construction and explained that this is the only way the ordinance allows the use (on a separate property). He stated the temporary use variance, under section 114-49, allows a use temporarily that otherwise is not allowed, with the approval of the Zoning Board of Appeals. The materials can be stored on the site for no longer than a year. He stated that the request is to for material storage to haul things across the street to the construction site.

Hintz reviewed the aerial photo and notification area, zoning of the property and surrounding area, land use designation for the property and surrounding area, and photos of the site and surrounding area. The property is zoned O/I Office Institutional with the surrounding lots being zoned Industrial.

Hintz showed the site plan where the materials are proposed to be stored and stated that all materials will be stored behind fencing. He explained the flow of construction traffic according to the site plan submitted. He stated that heavy traffic will travel down Taylor Avenue.

Hintz reviewed the findings of fact for approval of variance requests. He explained that staff believes that the purpose of the variance is not to have financial gain and the conditions are unique to the property. Hintz reviewed the possible actions of the board and stated that based on the findings of fact, Hintz stated that staff is recommending approval subject to conditions a. – e. Hintz reviewed the conditions of approval.

In response to Peete, Hintz stated that they will be locking the trailer for material storage to restrict access.

Hefel opened the public hearing.

There was no one present to speak.

Hefel closed the public hearing.

A motion was made by Chambers, seconded by Kohlmann, to approve the request allowing for a temporary use variance for the storage of construction materials at 1717 Taylor Avenue. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

Adjournment

There being no further business, the meeting adjourned.