



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 4/8/2025

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: 737 West Blvd

Applicant: Kyle Olsen

Property Owner: Stacy Olsen

Request: The application contemplates the construction of an accessory structure that would be in the required front yard which would be a variance from section 114-295.

BACKGROUND AND SUMMARY: The application is for the construction of a 12'x 16' accessory structure that would be in the required front yard.



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



Proposed shed site location (North is left)

GENERAL INFORMATION

Parcel Number: 05692000

Property Size: 6,000 square feet

Comprehensive Plan Map Designation: High Density Residential

Corridor or Special Design District?: N/A

Historic?: N/A

Current Zoning District: R-2 Single Family Residence

Purpose of Zone District: The R2 single-family residence district is primarily designed to accommodate existing single-family neighborhoods which are characterized by smaller lots than are required in the R1 district.

Additional Planning and Zoning Comments: A lot of this size in a typical configuration would be allowed up to 1,600 square feet in accessory structures. The inclusion of this accessory structure will bring it up to 444 square feet of accessory structures. The shape and orientation of the lot is what is preventing the property from developing an accessory structure per the codes regulations.

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 physical shape of the lot created by the Right-of-Way of West Blvd to the West and the cemetery to the East creates a space that would be impossible for development to occur under the zoning code.

- 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 the lot are unique. Most lots are oriented with the width being smaller than dept and generally by a factor of three. In this case the parcel is significantly wider than longer and by a factor of 4. There are very few to no other parcels that are situated similarly to this lot that have this shape in combination with an extensive amount of open space.

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

Staff Comments: The variance would allow for the desired increase in storage space, but would not be 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 lots having been subdivided in the manner they have is what causes this unique parcel and the challenge to its use. No one with a present interest in the property caused the subdivision that created the alleged difficulty.

- 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 accessory structure will be situated significantly similarly to the existing garage. The existence of the accessory structure here should 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: This structure will not be placed in a location where it will have a substantial impact on adjacent properties, will not cause any changes to traffic congestion or create any dangers to public safety.

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 KYLE OLSEN, SEEKING A VARIANCE FROM SECTION 114-295 TO ALLOW FOR AN ACCESSORY STRUCTURE TO BE BUILT IN THE

REQUIRED FRONT SETBACK BE APPROVED SUBJECT TO CONDITIONS OUTLINED BELOW:

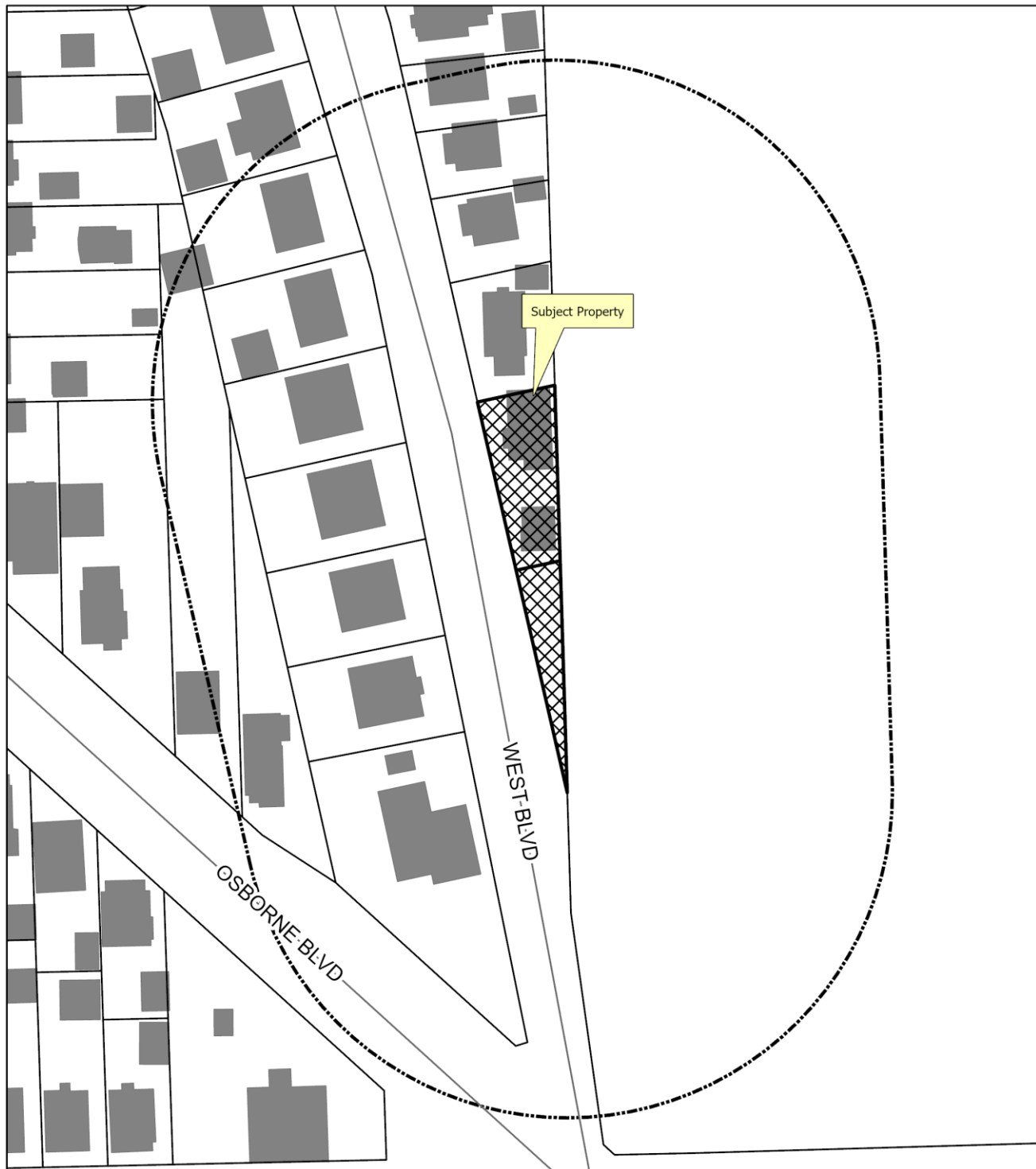
- a) That the plans presented to the Zoning and Building Board of Appeals on October 16, 2023 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the existing temporary shed be removed.
- d) That no minor 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 - 737 West Blvd





Variance Request - 737 West Blvd



□ Tax Parcel Boundary
— Street Centerlines

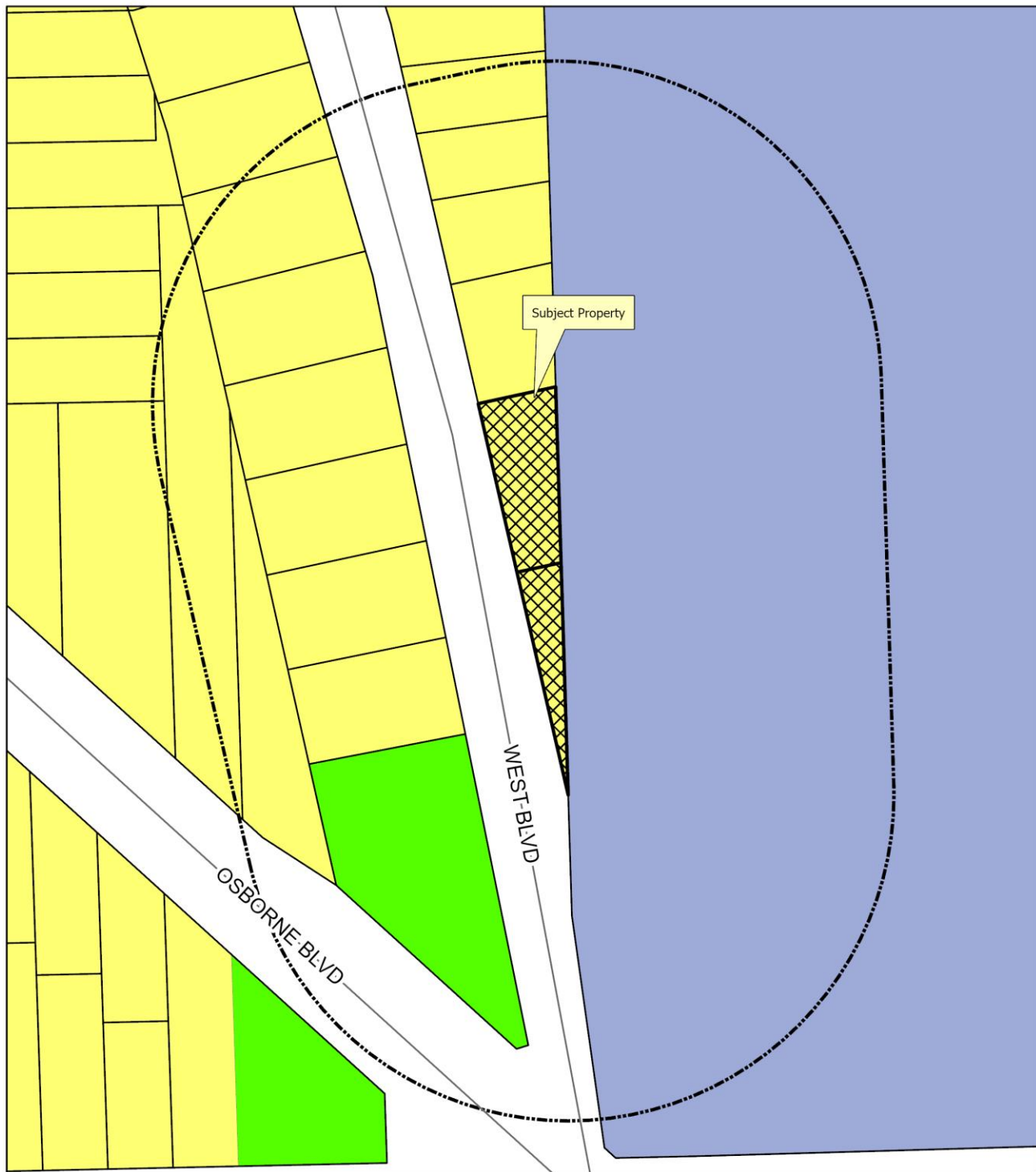
▨ Subject Property
⋯ Notification Area



0 62.5 125 250 Feet



Variance Request - 737 West Blvd



Zoning Designation

Yellow R-2 Green B-1
Blue R-3

□ Tax Parcel Boundary
— Street Centerlines

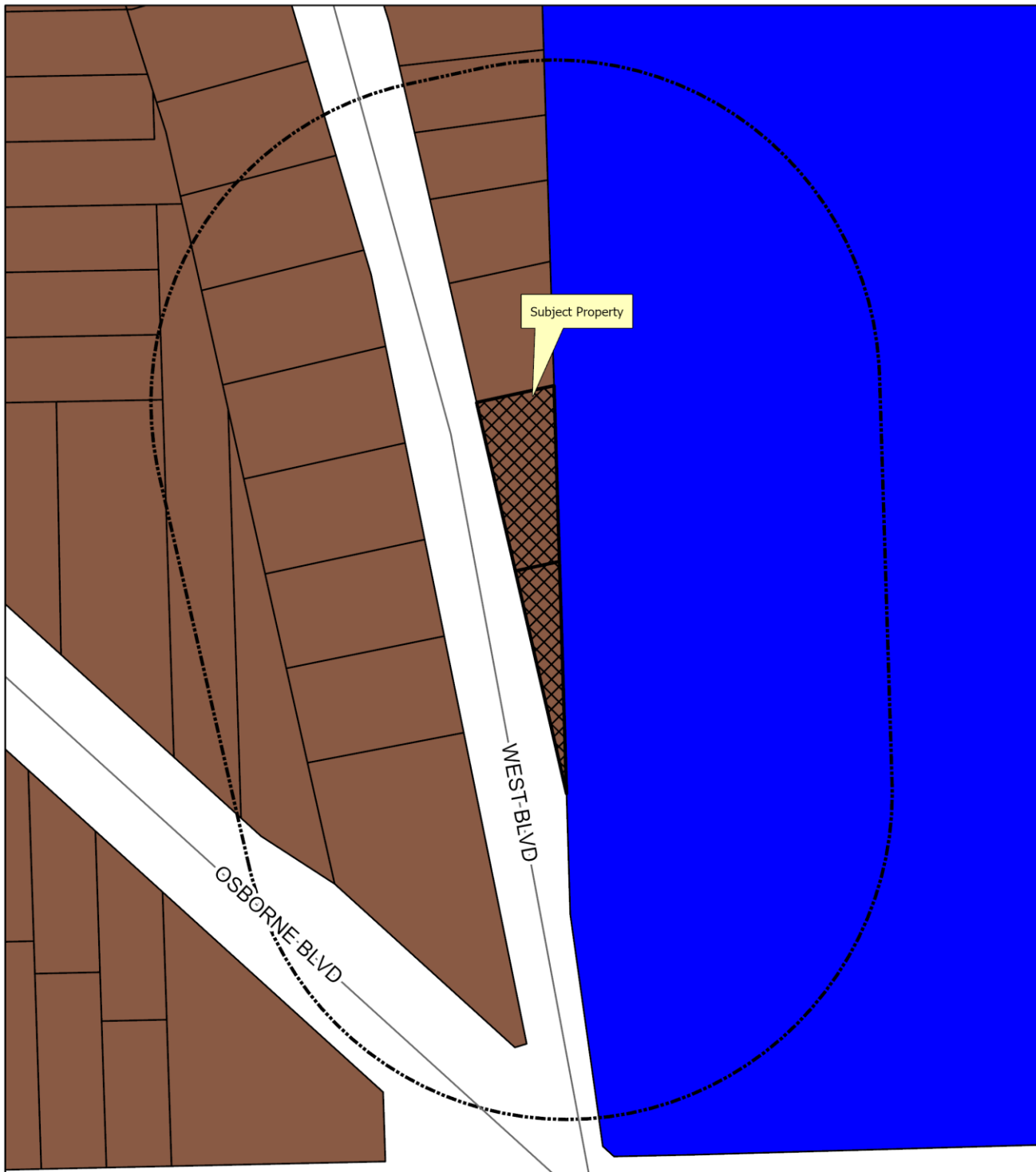
▨ Subject Property
⬡ Notification Area

0 62.5 125 250 Feet





Variance Request - 737 West Blvd



Land Use Designation

- High Density Residential
- Governmental and Institutional

- Tax Parcel Boundary
- Street Centerlines

- Subject Property
- Notification Area

0 62.5 125 250 Feet

Site Photos



Looking North down West Blvd



Looking Northeast at North end of property



Looking East at Center of property and location of the proposed accessory structure.



Looking Southeast at South end of property



Looking Northwest across West Blvd



Looking Southwest across West Blvd