



City of Racine

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

Meeting Minutes - Draft

Board of Zoning Appeals

Monday, May 5, 2025

5:00 PM

City Hall, Room 205

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

Call To Order

Hefel called the meeting to order at 5:48 p.m.

Present: Chambers, Hefel, Peete, Mason, and Kohlmann

Approval of Minutes for the November 18, 2024 Meeting

A motion was made by Mason, seconded by Peete, to approve the minutes of the November 18, 2024 meeting. The motion **PASSED** by a Voice Vote.

5:00 P.M. PUBLIC HEARING

[0385-25](#)

Subject: Consideration of a request from Kyle Olsen for a variance from Section 114-295 of the Municipal Code to allow for the construction of an accessory structure in the required front yard at 737 West Blvd.

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

Steven Madsen, Planning Manager, explained the variance request. He stated that the owner would like to construct an accessory structure that is approximately 12 feet x 6 feet that would be placed in the required front yard. Madsen reviewed the aerial photo, 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 R2 Single Family Residence District with B1 Neighborhood Convenience District and R3 Limited General Residence District (cemetery) surrounding. Madsen showed the site plan of where the structure (shed) is proposed to be located, on the side of the garage, due to the shape of the lot.

Madsen reviewed the findings of fact for approval of variance requests. He explained that the site is uniquely shaped, the hardship was not a situation created by the current owner, and the construction of the accessory structure would not have any negative impacts on surrounding properties. He stated if the lot were oriented in a more traditional fashion, the lot would allow for an almost 1600 sq. ft. accessory structure. Based on the findings of fact, Madsen stated that staff is recommending approval subject to conditions a. – d. Madsen reviewed the conditions of approval.

Chambers asked if the existing garage was non-conforming.

Madsen stated yes, the existing accessory structure is legally non-conforming.

In response to Peete, Madsen explained that one email was received from someone who received the public hearing notification who was confused about the location of the structure and the wording of the notice. He stated once he explained where the structure was going, they had no opposition to the request.

Hefel opened the public hearing at 5:55 p.m.

There was no one present to speak.

Hefel closed the public hearing at 5:55 p.m.

A motion was made by Chambers, seconded by Kohlmann, to approve the request allowing for the construction of an accessory structure in the required front yard at 737 West Blvd. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

Adjournment

There being no further business, the meeting adjourned at 5:56 p.m.