

Property Address:

1950 Taylor Ave, Racine, WI 53403

Legal Description:

Block 3 of Guenther, Palmer & Fidler's Subdivision, City of Racine, Racine County, Wisconsin.

Lots 4, 8, 9, 10, and 11, excepting portions conveyed to the City; also including Lots 24 and 25, and part of Lot 22 described as follows:

Beginning at the southwest corner of said Lot 22;

thence North 120 feet;

thence East 110.7 feet;

thence South 66 feet;

thence East 99.36 feet;

Containing approximately 2.721 acres.

To:

City of Racine Department of City Development

Re: Zoning Change Request: 1950 Taylor Avenue, Racine, Wisconsin

Dear Members of the Planning and Development Review Committee,
I am respectfully submitting this letter in support of my application to rezone the property located at 1950 Taylor Avenue from B-1 Neighborhood Business to B-2 Community Business.

This property has a well-established history of commercial use, having previously operated as an JC Litch Hardware retail store. The request represents a reasonable and incremental adjustment that allows the property to function more effectively within its existing commercial framework. It does not introduce a new or incompatible use, but rather expands flexibility within a location that has long served the community as a retail destination.

Since acquiring the property in September 2025, I have made meaningful improvements to enhance both the safety and overall condition of the building. These include flooring repairs, updated lighting, ceiling restoration, window installation, and the addition of a restroom currently in progress. These efforts reflect a continued commitment to reinvestment and responsible ownership.

The intent of this request is to reestablish the property as a productive, neighborhood-serving retail space. The proposed use is designed to complement existing nearby businesses by improving access to everyday goods and services, rather than duplicating or negatively impacting surrounding establishments. It will provide additional convenience to residents while maintaining compatibility with the character of the area.

Additionally, this project supports the broader goals of the city by bringing an underutilized commercial property back into active use, contributing to neighborhood stability and appearance, creating local employment opportunities, and supporting small business and economic development.

Importantly, the requested zoning change from B 1 to B 2 is modest in nature and aligns with the existing mix of residential and commercial uses in the area. It strengthens the viability of the property without altering the fundamental character of the neighborhood.

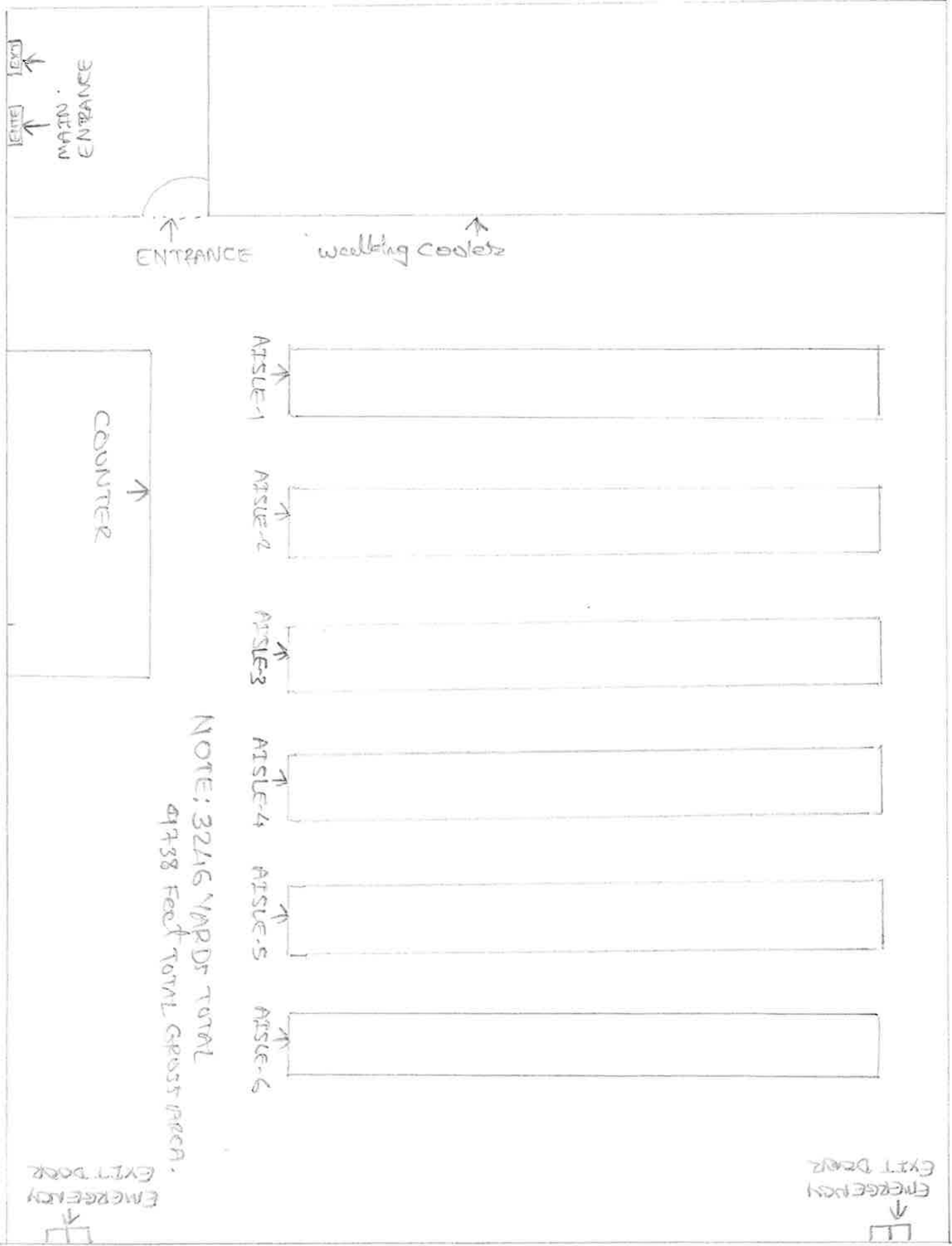
I am committed to being a responsible business owner and maintaining this property as a positive and contributing part of the community. I respectfully request your consideration and approval of this application.
Thank you for your time and thoughtful review.

Sincerely,
Dixit Patel

Zoning Analysis – 1950 Taylor Ave, Racine, WI

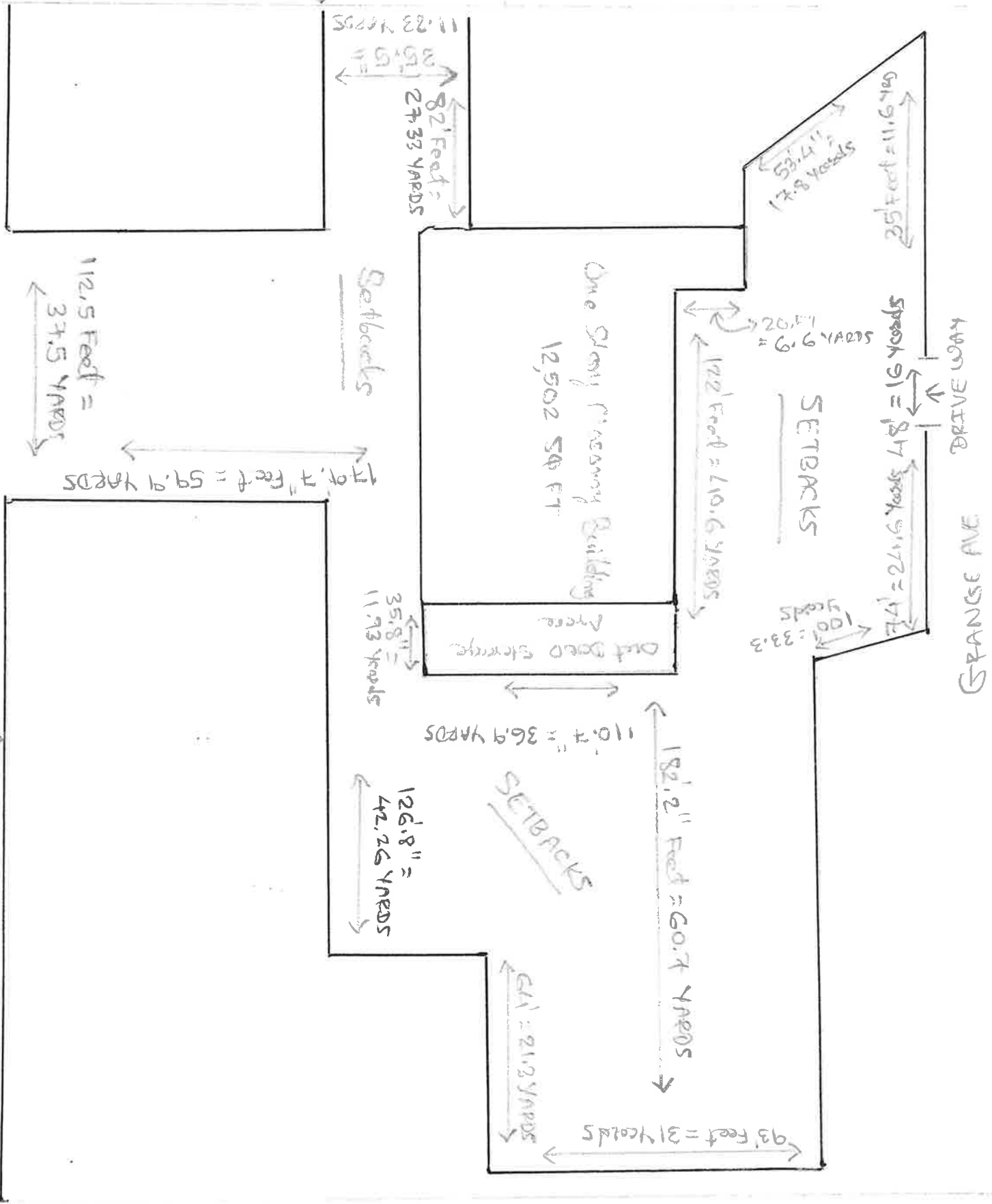
| Item | Description | Calculation | Result |
|-------------|------------------------|------------------------------|---|
| (a) | Lot Area | 2.72 acres × 43,560 sq ft | 2.72 acres (118,483 sq ft) |
| (b) | Building Area | Given | 12,502 sq ft |
| (e) | Lot Coverage | 12,502 ÷ 118,483 | 10.55% |
| (f) | Building Height | Main: 13 ft / Rear: 10 ft | 13 ft (max height) |
| (g) | Green Space | 25,264 ÷ 118,483 | 21.33% |
| (h) | Parking Spaces | Given | 52 spaces |

D. Floor Area Ratio



20th St

side walk



TANLOP AVE

side walk

DRIVE WAY

GRANGE AVE

Residential