



**CITY OF RACINE**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

**APPLICATION FOR CONDITIONAL USE**

OTE: Incomplete or illegible submittals will not be scheduled for Plan Commission or Common Council Consideration.

EASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

APPLICANT NAME: Sam & Lori Azarian  
ADDRESS: STREET 1535 High St. CITY: Racine STATE: WI ZIP: 53402  
MAIL ADDRESS: CSpellman@azariancompanies.com / lazarian@amfam.com  
TELEPHONE: 637-4153 CELL PHONE: 262-930-0443 FAX: 637-7520  
or 262-770-8350

AGENT NAME: David Braun  
ADDRESS: STREET 1020 West Blvd CITY: Racine STATE: WI ZIP: 53405  
MAIL ADDRESS: braunremax@yahoo.com  
TELEPHONE: 262-632-9996 CELL PHONE: 262-412-9857 FAX: \_\_\_\_\_

ADDRESS OF PROPOSED CONDITIONAL USE: 1535 High St. Racine, WI - Office Trailer  
CURRENT / MOST RECENT PROPERTY USE: Construction Yard, Warehouse - I 2  
PROPOSED USE: Same As Above ... adding office space in a trailer.  
NUMBER OF LEGAL, ON-SITE PARKING SPACES: 20  
NUMBER OF DWELLING UNITS: 0  
SQUARE FEET OF BUILDING (PER FLOOR): 20,000  
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): 720  
NUMBER OF EMPLOYEES: FULL-TIME 6 PART-TIME: 3  
PROPOSED HOURS/DAYS OF OPERATION: 7:00 am to 6:00 pm M-Saturday  
SERVICES AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) None

EASE CHECK THE APPROPRIATE BOX REGARDING YOUR INTEREST IN THE PROPERTY:  
OWNER  OPTION TO PURCHASE \_\_\_\_\_ LEASE \_\_\_\_\_ LAND CONTRACT \_\_\_\_\_ OTHER \_\_\_\_\_

**OWNER & APPLICANT AUTHORIZATION**

If you currently are not the owner of the property for which the Conditional Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

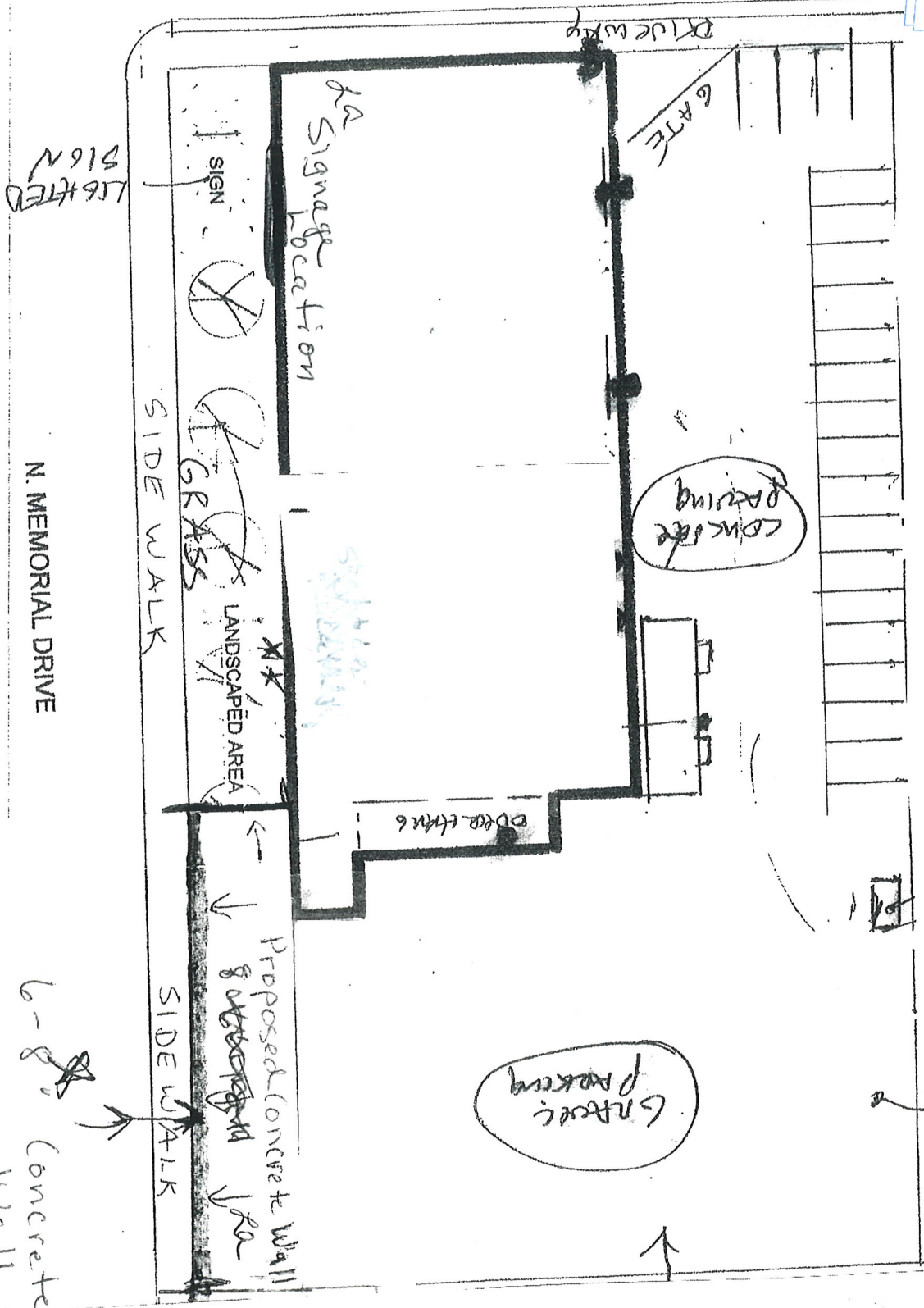
Applicant: Date: 9-15-17 Signature: Sam Azarian  
Print Name: Sam Azarian  
Owner's Consent: Date: \_\_\_\_\_ Signature: Lori Azarian  
Print Name: Lori Azarian

Please submit this application and submittal requirements together with a non-refundable fee of \$695.00. If request is submitted with a rezoning request, the combined non-refundable fee is \$1,120.00.

Go to Page 2 for Submittal Requirements...

HIGH STREET

COPY



LIGHTED SIGN

RA Signage location

GATE

Concrete parking

GRASS

LANDSCAPED AREA

DRIVE THRU

Grass parking

N. MEMORIAL DRIVE

SIDE WALK

SIDE WALK

Proposed concrete wall

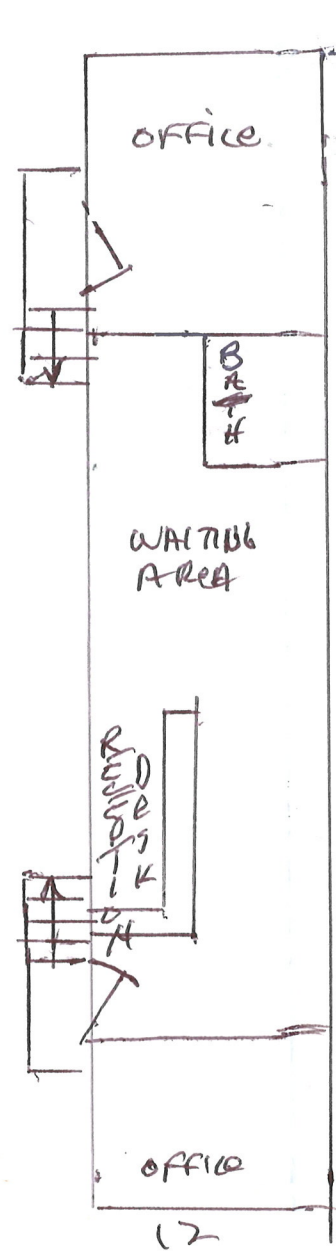
6-8' concrete wall

1535 High St.

\* - Proposed concrete wall

\*\* - Signage location on building

② TRAILER



WAREHOUSE

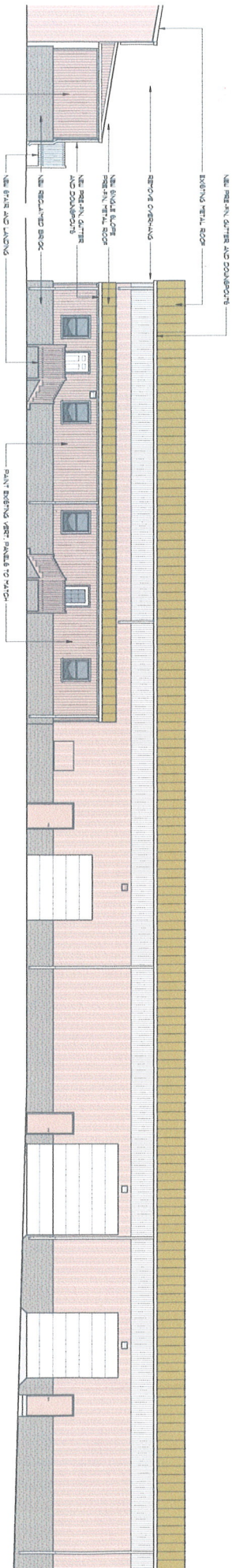
TRAILER  
CONNECTED  
TO MAIN  
BUILDING *of*

TRAILER OFFICE  
12' x 60'



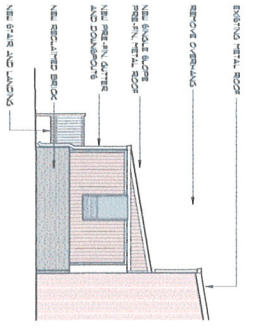
EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



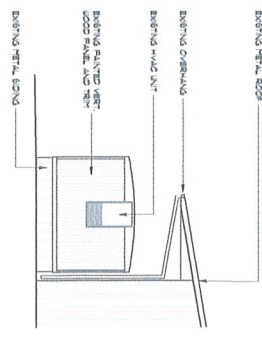
PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



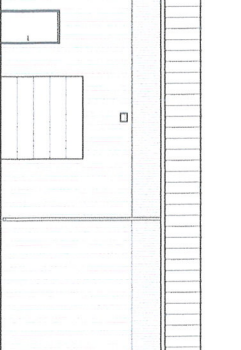
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



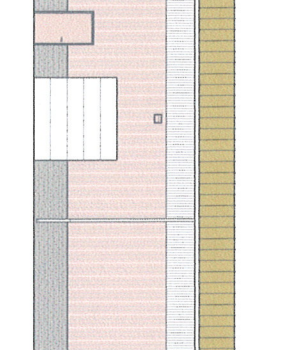
EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

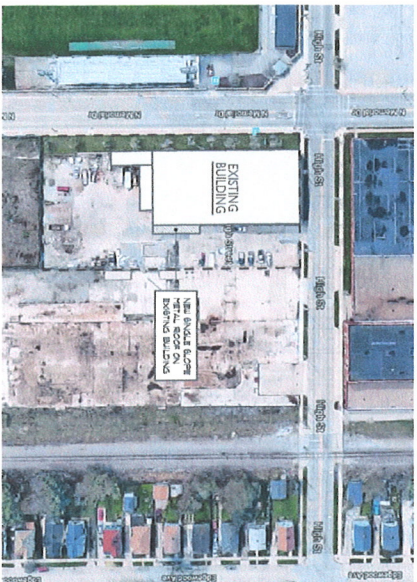


PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

Butterfield  
Rudie  
& Seitz  
**ARCHITECTS**  
920 Gould Street Racine, WI 53403

DEC. 11, 2017



ARIEL VIEW

NOT TO SCALE

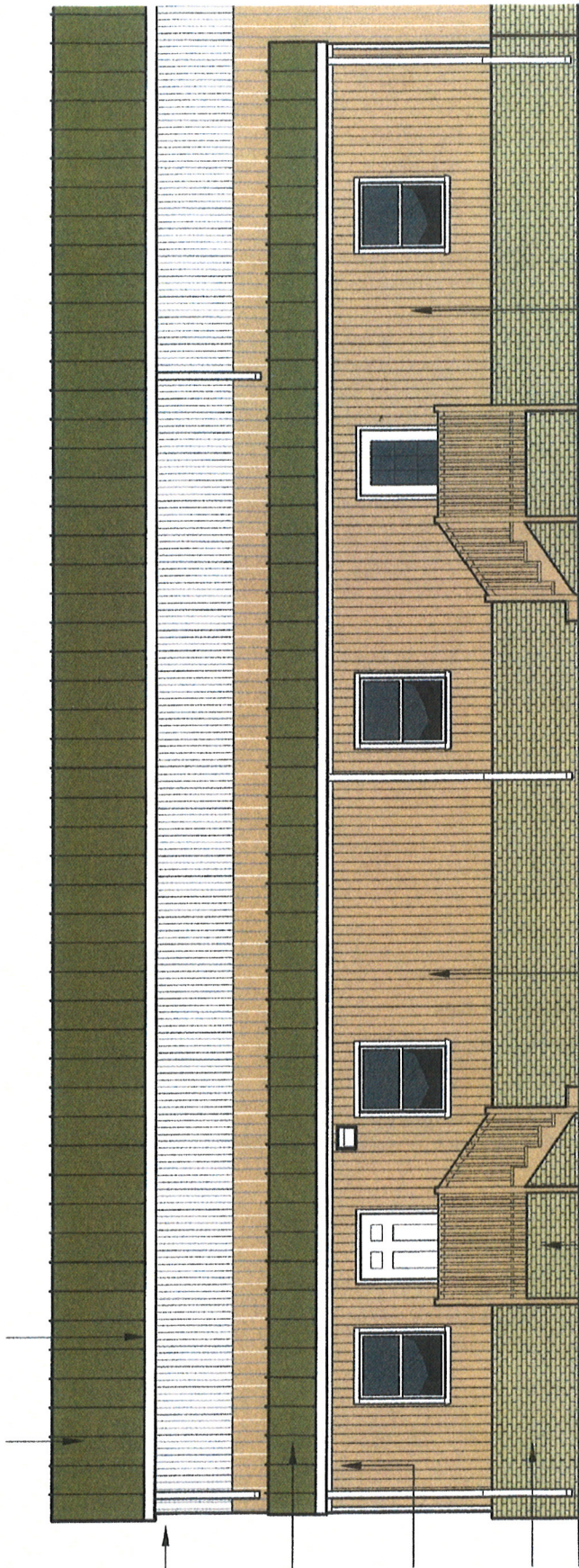


# AZARIAN WRECKING CO.

a facade remodeling for:

1535 HIGH STREET

RACINE, WI 53403



Replace existing panels with cementitious siding

**Butterfield  
Rudie  
& Seitz**

Ryan M. Rudie  
Jason G. Frank  
Beth Rudie

**Architecture  
Engineering  
Planning**

920 Goold Street  
Racine, WI 53402  
Tel (262) 634-5565  
www.brs-architects.com

January 31, 2018

City of Racine - Plan Commission  
730 Washington Ave  
Racine, WI 53402

Re: Azarian Wrecking – Façade Remodeling

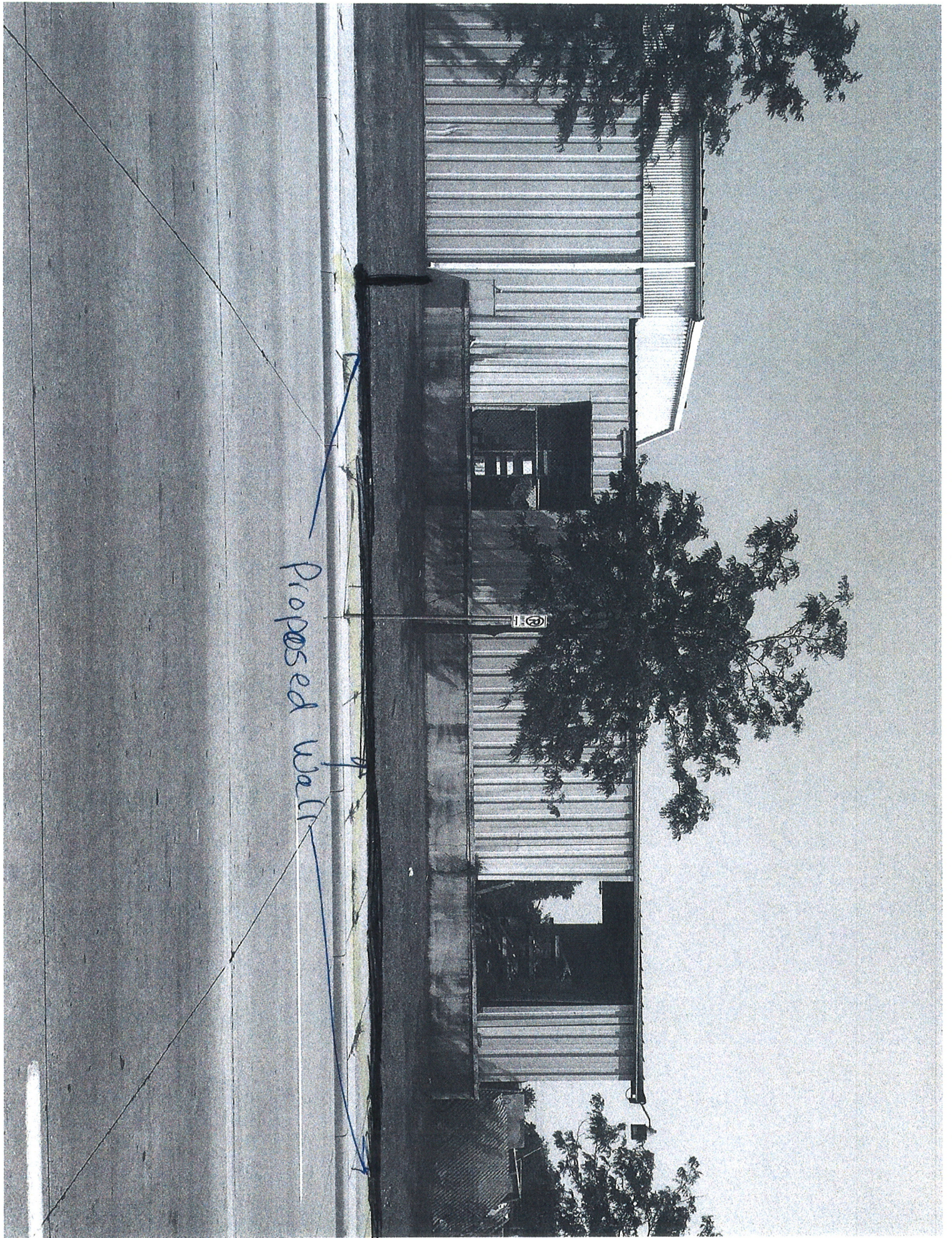
To Whom It May Concern,

We have reviewed the current mobile trailer located at 1535 High Street, Racine, WI with regards to proposed façade remodeling. To avoid settlement and improve stability, we would recommend that a foundation system be installed below the trailer and proposed brick façade.

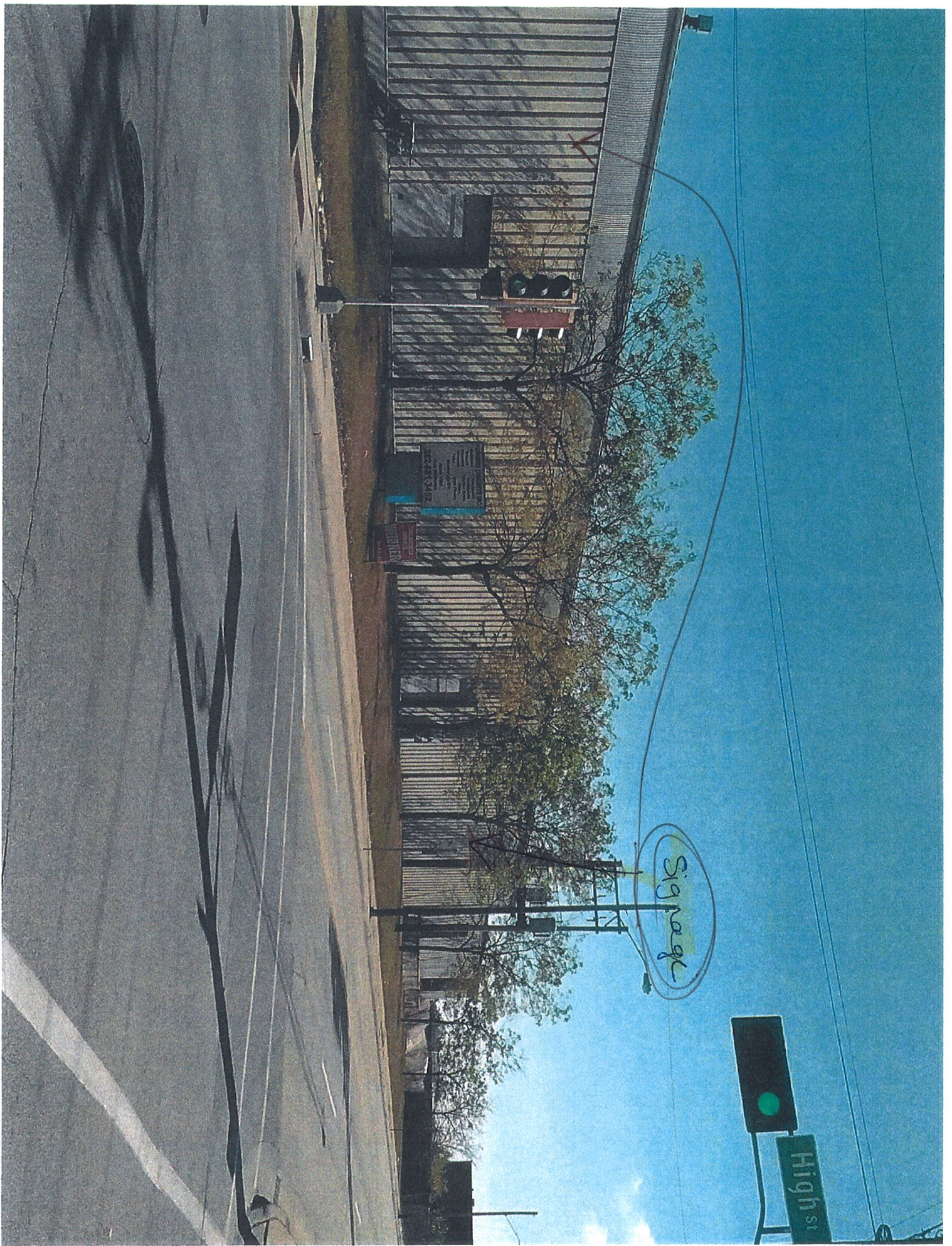
★ A foundation system can be designed to meet these needs and be provided to City of Racine if the project is to proceed.

Sincerely,

  
Ryan Rudie, Architect



Proposed walk

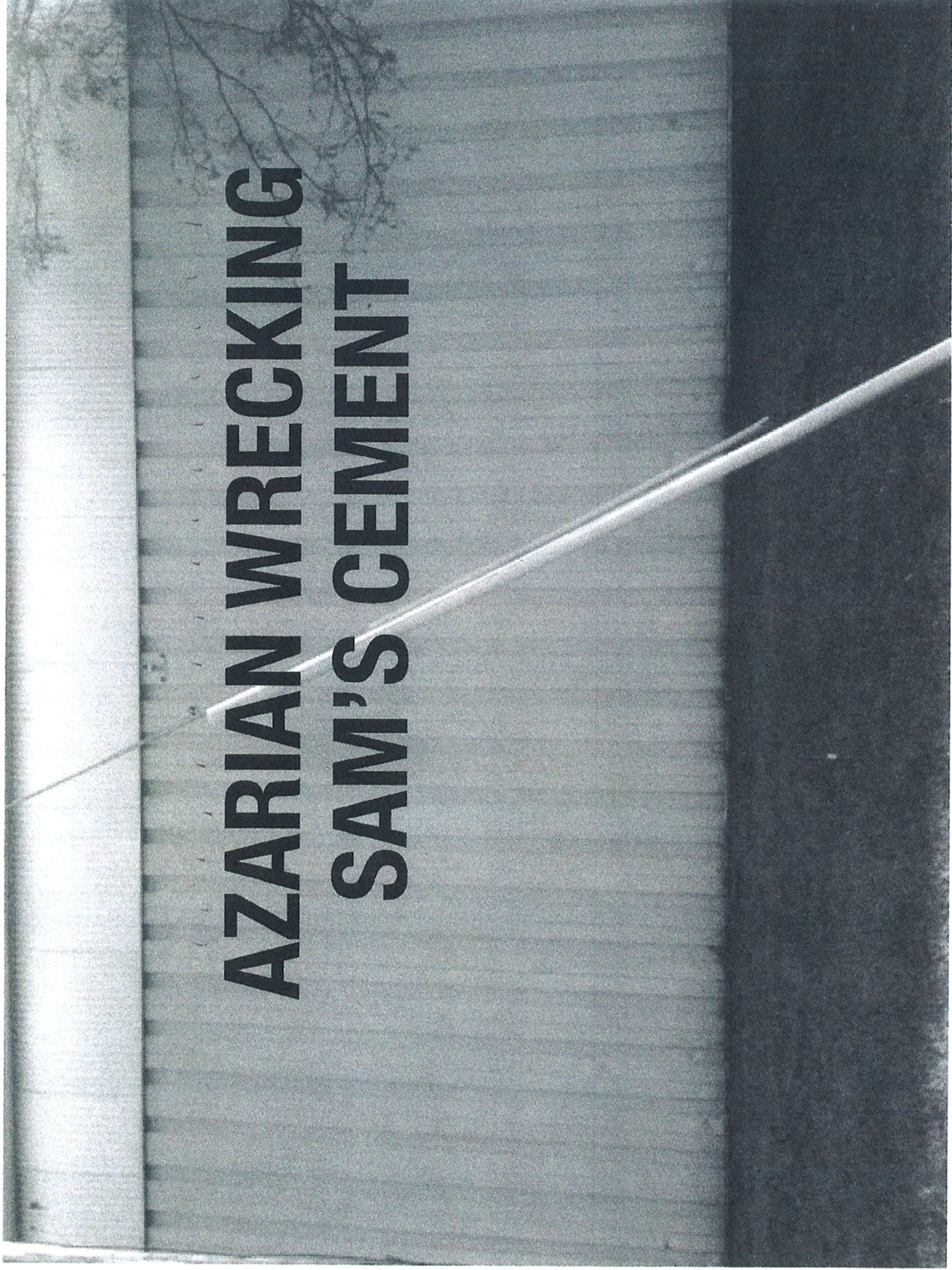


Signage

High St



Building Signage



Lettering to be in red!!

VIEW EAST



VIEW EAST



VIEW SOUTH EAST

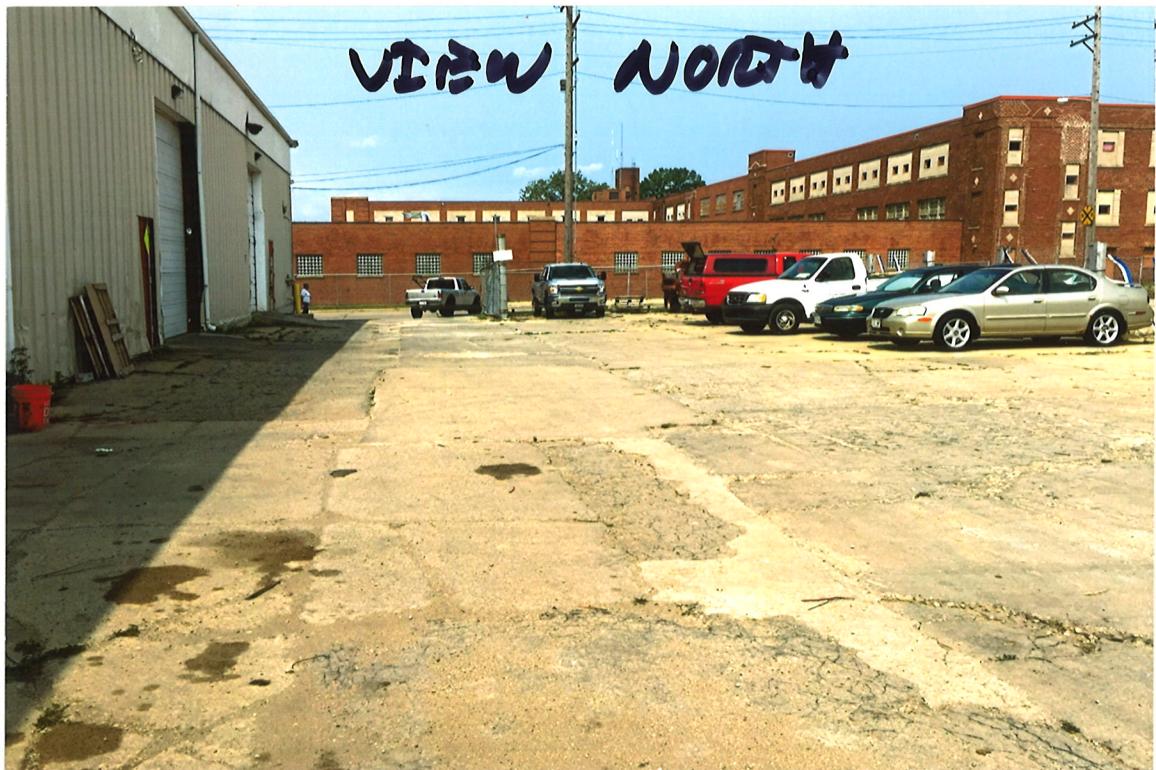


VIEW SOUTH



VIEW WEST







VIEW FROM HIGH



VIEW FROM MEMORIAL



VIEW FROM MEMORIAL



