



**CITY OF RACINE**

**APPLICATION FOR CONDITIONAL USE**

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

*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: 262-632-9990 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...

1535 High Street, Racine, WI

## CONDITIONAL USE APPLICATION

Proposed business use:

1. Building was divided into 3 separate sections with poured concrete wall divider walls topped with 2 x 4 stud walls covered in 5/8 OSB. Each unit has its own electric service, gas forced air furnace and one shared communal rest room. All 3 spaces are occupied by 3 construction contractors, Piepmeier; Beardsley and Azarian Concrete & Wrecking Companies. There have been construction contractors operating at this site for the past 12 years. The only difference is that they now have all permanently divided spaces. Outdoor storage remains unchanged.
2. The reason for this conditional use: Instead of an inside build out for office space for Azarian (RAZA of Racine) we installed a 12 x 60 trailer on the south/east end of the building. This trailer is skirted, connected to natural gas, electric and is scheduled to be connected to municipal sewer/water. All other inside and exterior uses remain unchanged.
3. Azarian will be responsible for all lawn and snow removal.
4. Future expansion: We are attempting to secure the parcel to the east either as a purchase or lease situation.
5. Review Fee Attached.

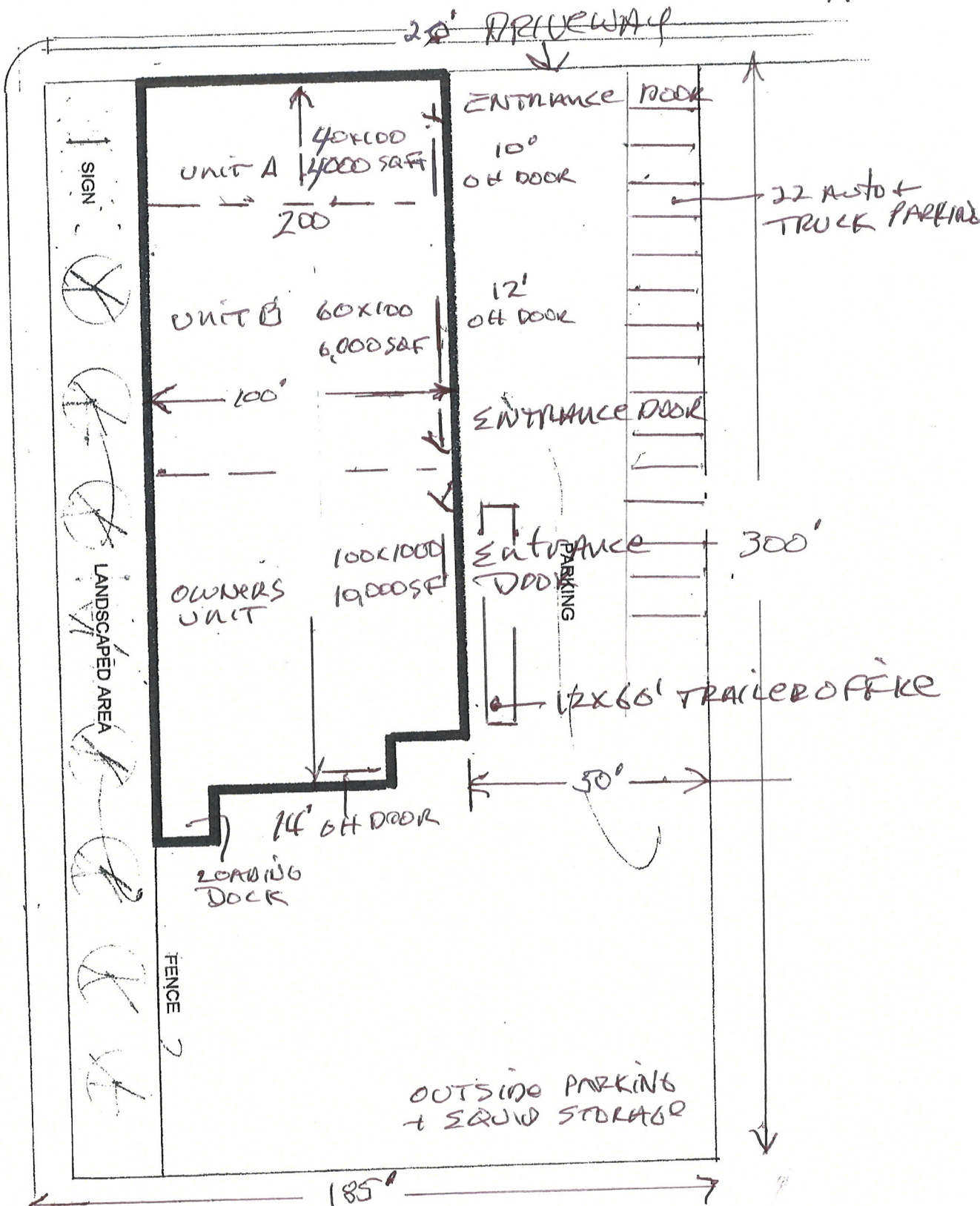


①

HIGH STREET



N. MEMORIAL DRIVE

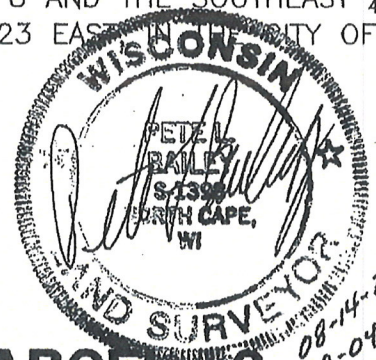


Scale 1" = 40'

OUTSIDE PARKING + EQUIP STORAGE

B-1

BEING A REDIVISION OF PARCEL #1 OF CERTIFIED SURVEY MAP NO. 2472, RECORDED IN VOLUME 7, PAGES 689-690, DOCUMENT NO. 1881338 AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 3 NORTH, RANGE 23 EAST, COUNTY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.



08-14-2003  
09-04-2003

**HIGH STREET**

**PARCEL #1**  
(65,856 SF, BEING 1.512 ACRES)

**PARCEL #2**  
(110,563 SF, BEING 2.538 ACRES)

UNPLATTED LANDS OWNED BY OTHERS

DENOTES: NO VEHICULAR ACCESS LIMITS

**EXISTING BUILDING INFORMATION**

- ① METAL BUILDING & LOADING DOCK
- ② METAL BUILDING & LOADING DOCK
- ③ BUILDING TO BE RAISED
- ④ BUILDING TO BE RAISED
- ⑤ BRICK FACTORY
- ⑥ BRICK FACTORY

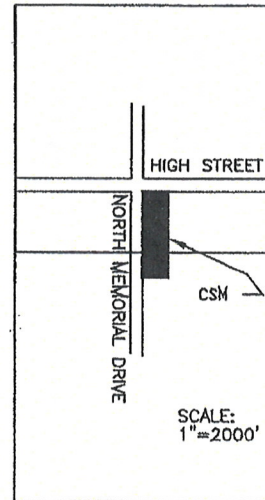
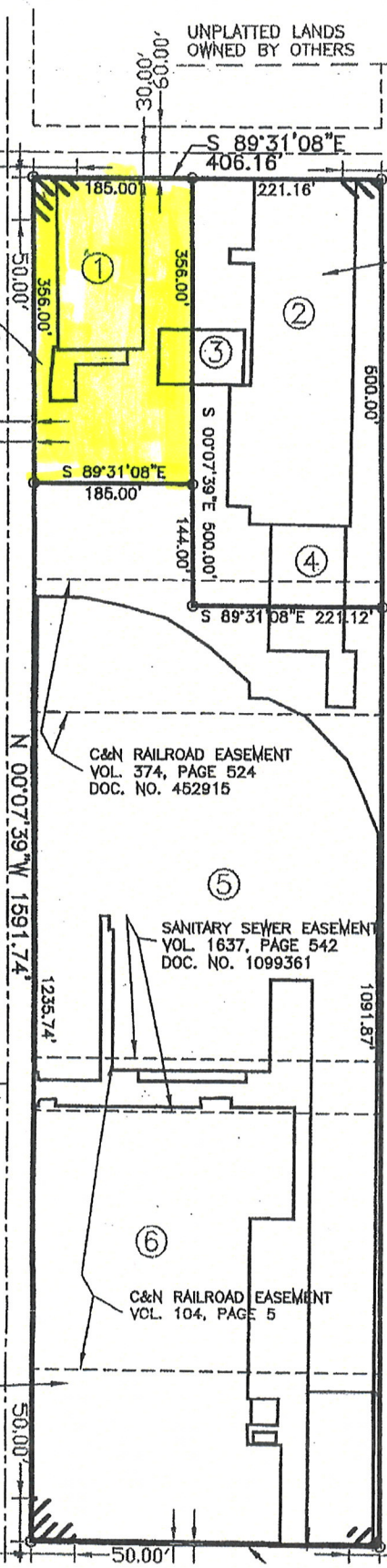
**NORTH MEMORIAL DRIVE**

**KEWAUNEE STREET**

LLEWELLYN PARK LAND CO. SUB.  
OWNED BY OTHERS

**PARCEL #3**  
(469,968 SF, BEING 10.789 ACRES)

**ALBERT**



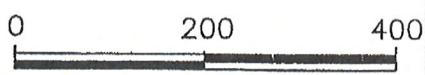
SOUTHEAST 1/4, SEC. 5-3-23  
NORTHEAST 1/4, SEC. 8-3-23  
**LOCATION MAP**

**UNION PACIFIC RAILROAD**  
(CHICAGO & NORTH-WESTERN TRANSPORTATION COMPANY)  
RIGHT OF WAY VARIES



**NORTH**

**SCALE**



**FEET**

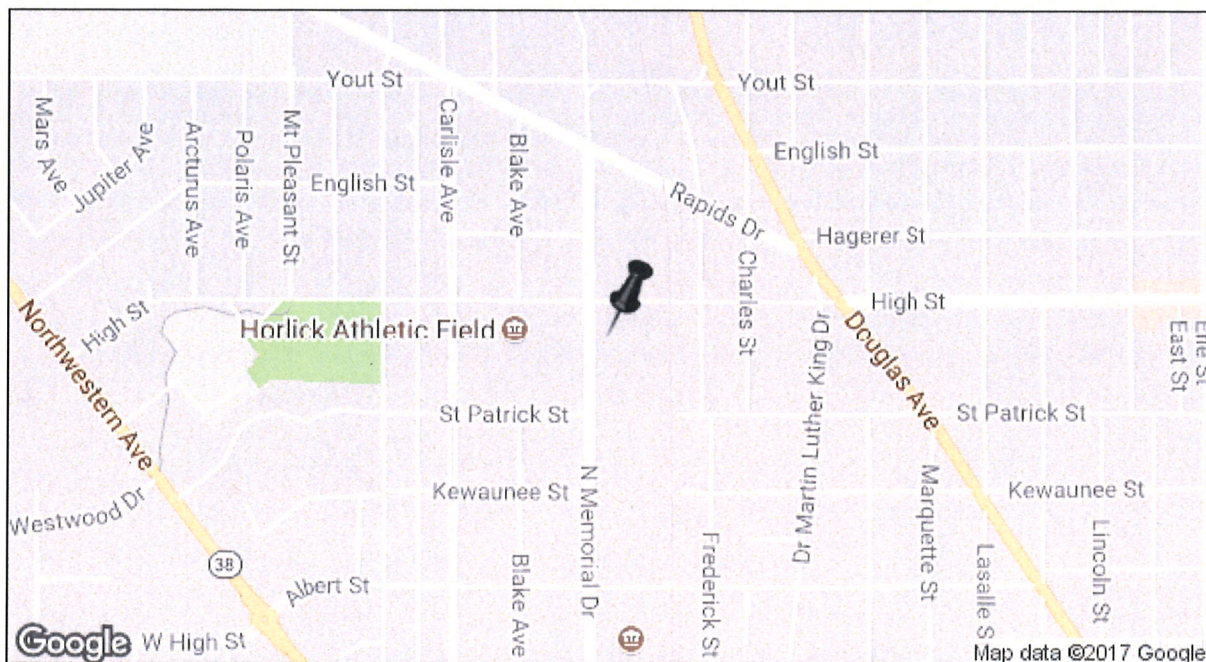
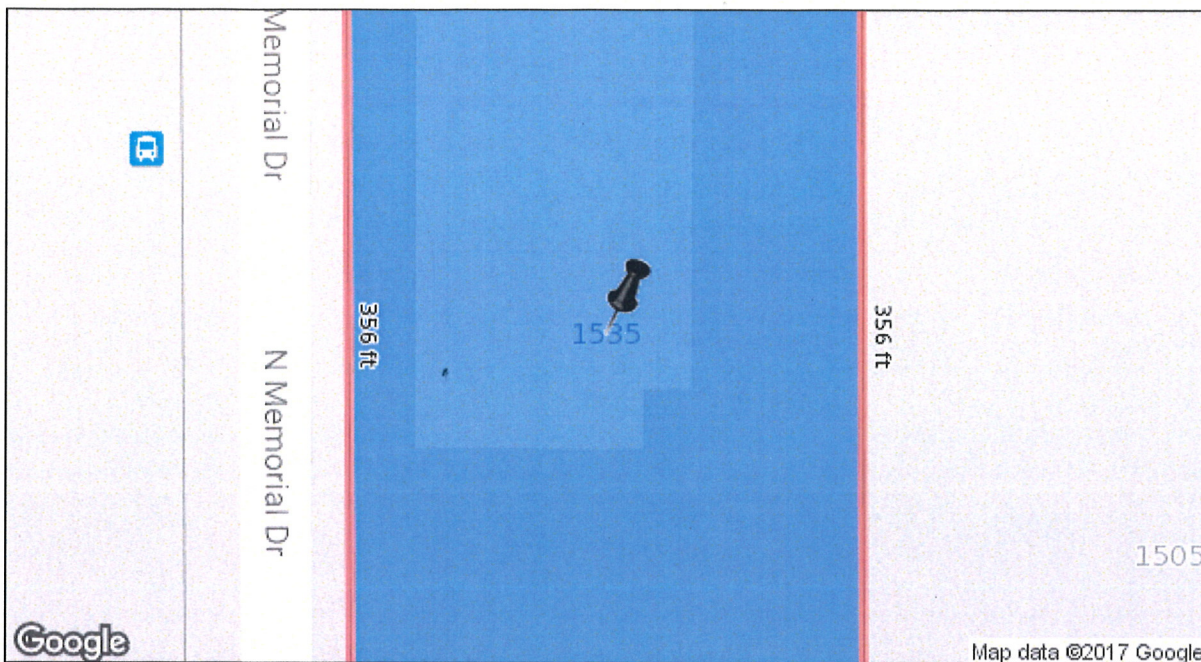


(B-1)

Street Map for MLS # 1445545

1535 High St, Racine, WI 53404-2323

\$285,000



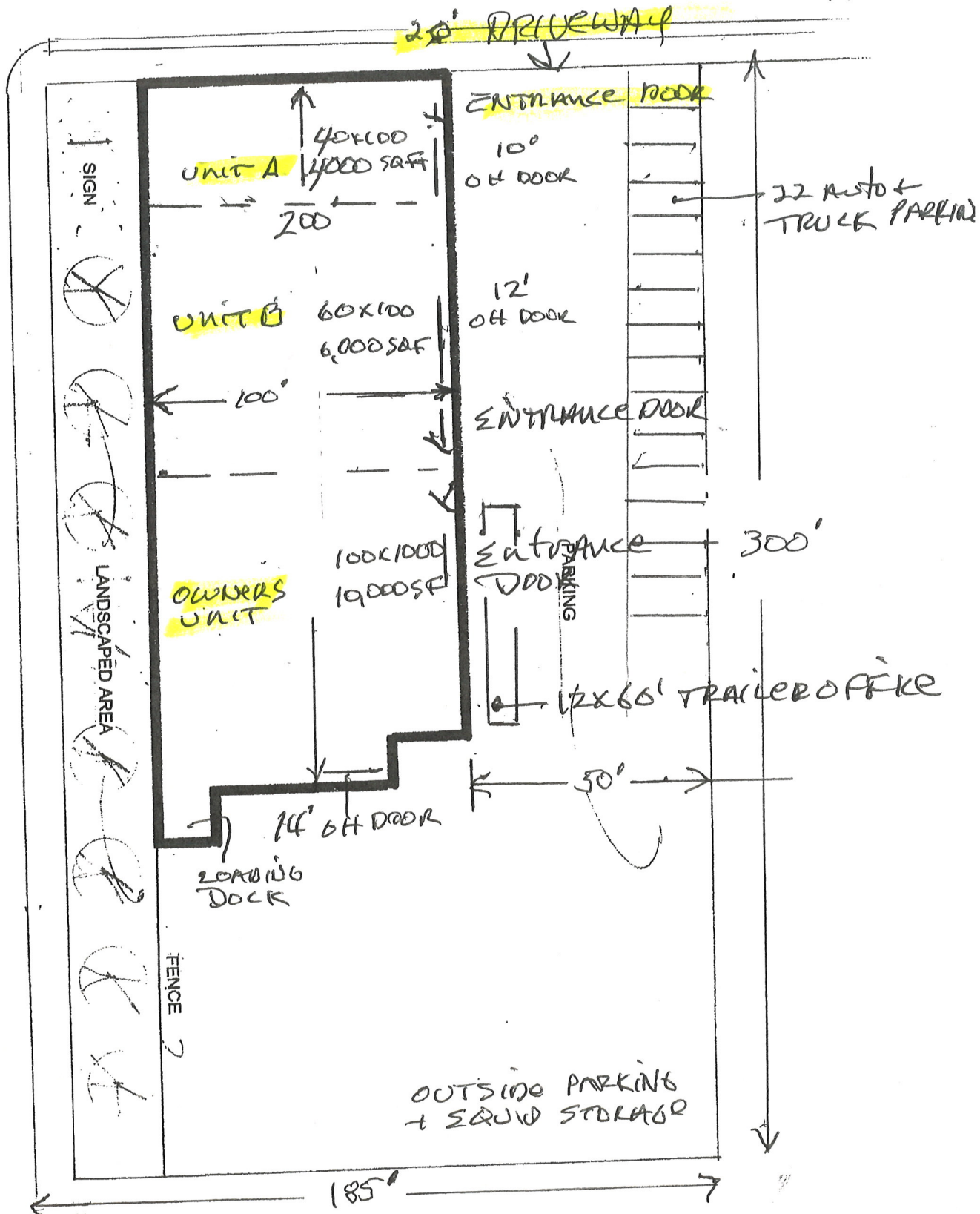
①

B-2,3

HIGH STREET



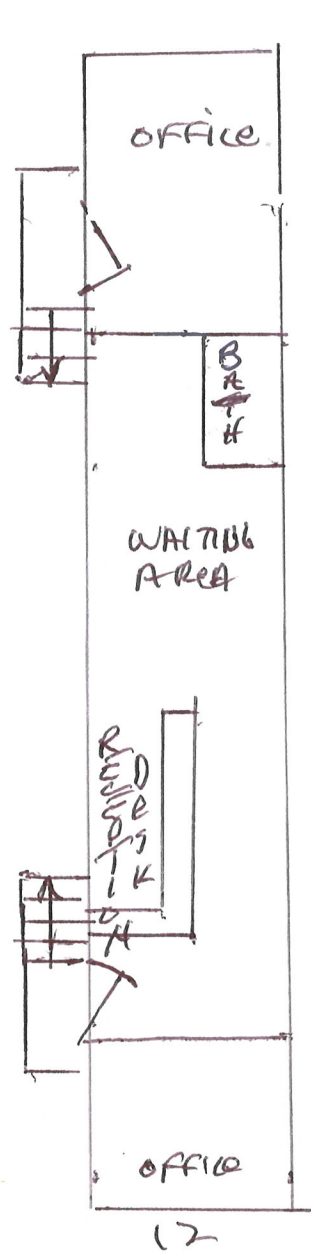
N. MEMORIAL DRIVE



Scale 1" = 40'



② TRAILER



OTH DOOR

14' OTH DOOR

WAREHOUSE

WAITING AREA

RECEPTION

OFFICE

12

TRAILER OFFICE  
12' x 60'

③  
6+  
B-8

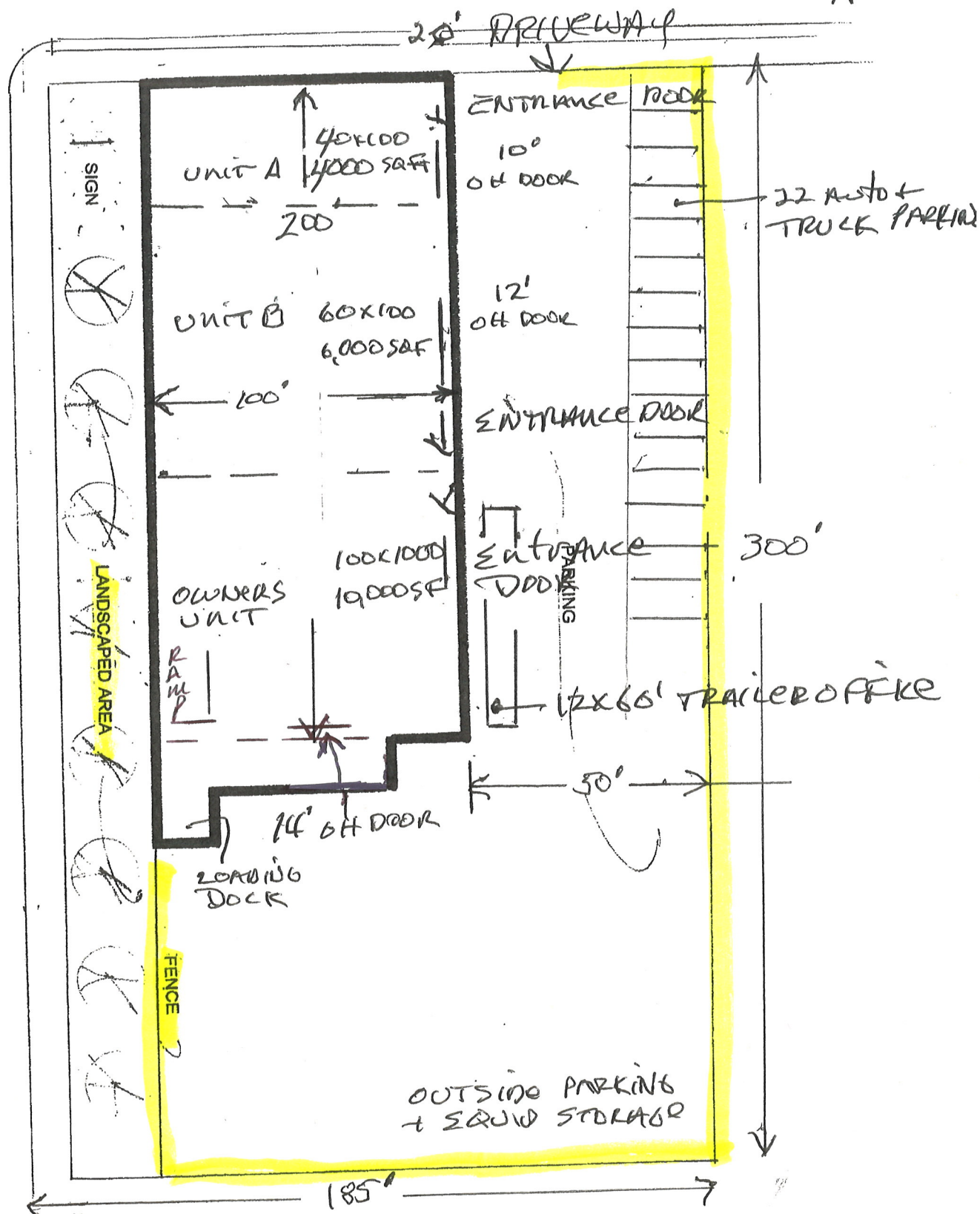
# FENCE & EXISTING LANDSCAPING

NO CHANGES

HIGH STREET



N. MEMORIAL DRIVE



Scale 1" = 40'



④ Lighting, Fence, Sign  
+ Parking

LIGHTS ARE DOWNWARD -  
EXCEPT SMALL ONE ON TRAILER

B-4, 5, 6, 7, 9

TRUCK + EQUIPMENT  
PARKING IN REAR Fence

MATERIAL  
STORAGE

GRASS  
PARKING

Dumpster

FENCE

16' OFF OF GRASS  
COVERED  
OUTDOOR  
STORAGE

OVERHANG

10' OFF DRIVE

15' ALL LIGHTS  
OFF DRIVE  
ON EAST SIDE

LANDSCAPED AREA

20 Auto  
10x20  
PARKING  
SPACES

Fence

CONCRETE  
PAVING

GRASS

N. MEMORIAL DRIVE

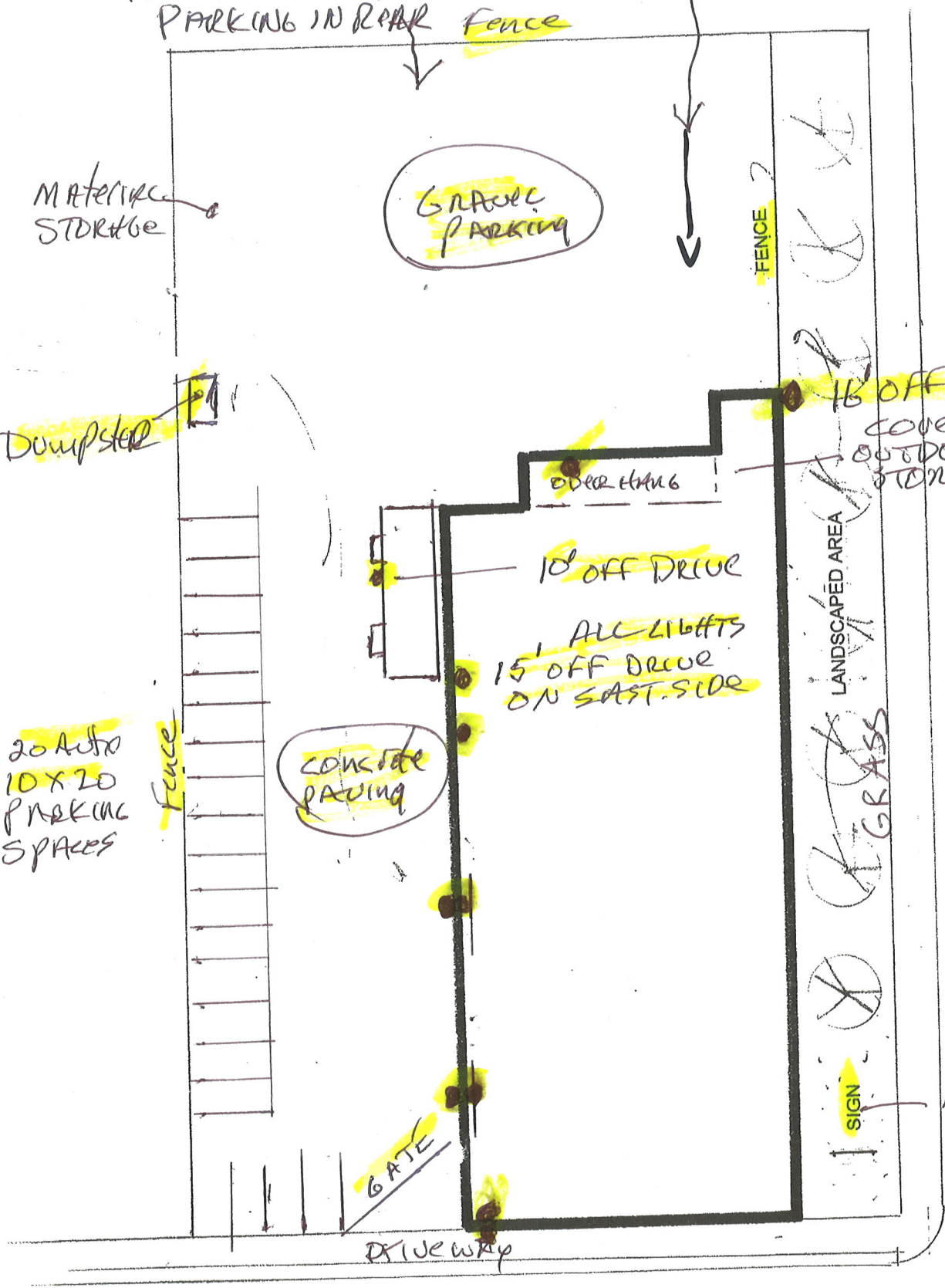
GATE

SIGN

LIGHTED  
SIGN

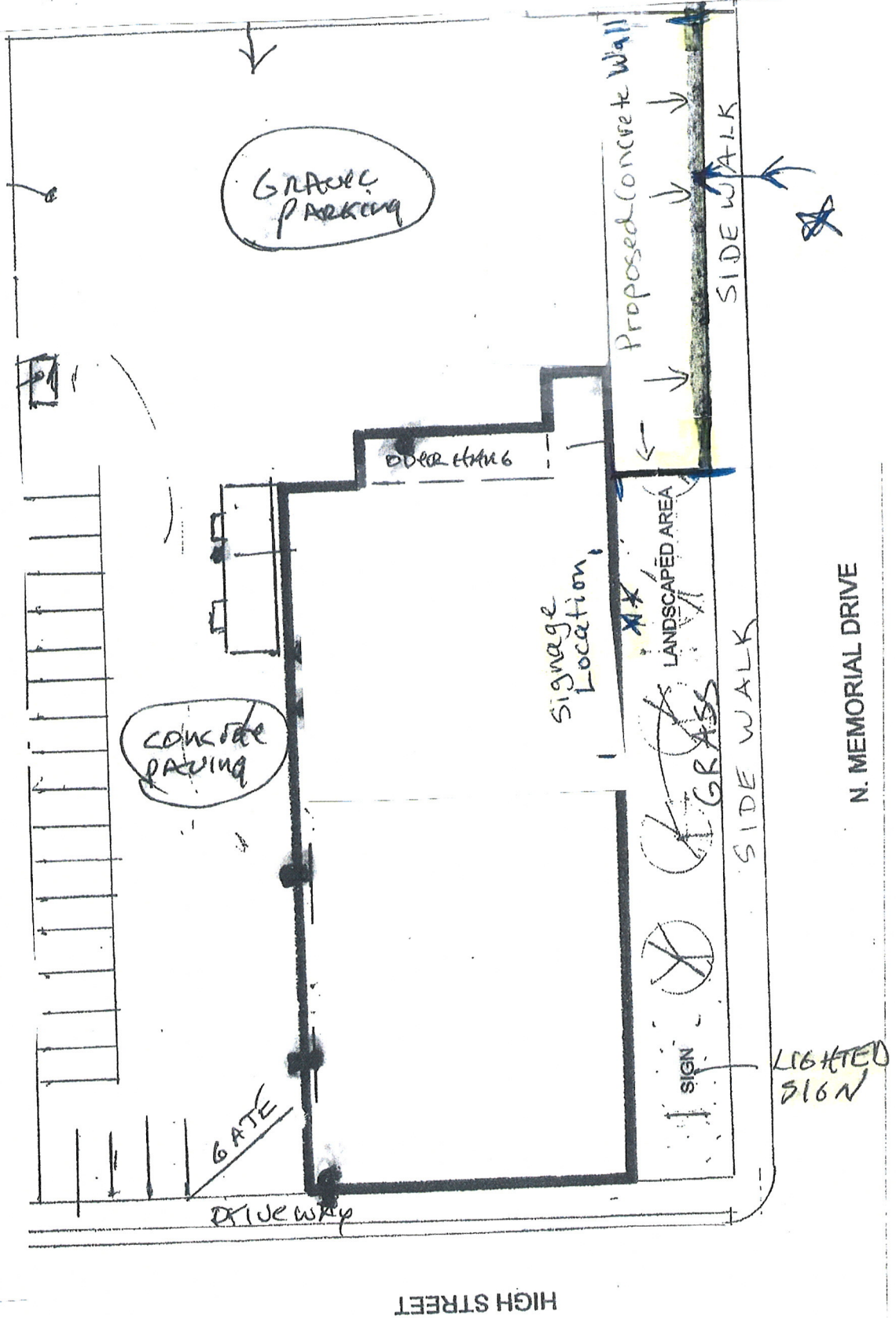
DRIVEWAY

HIGH STREET



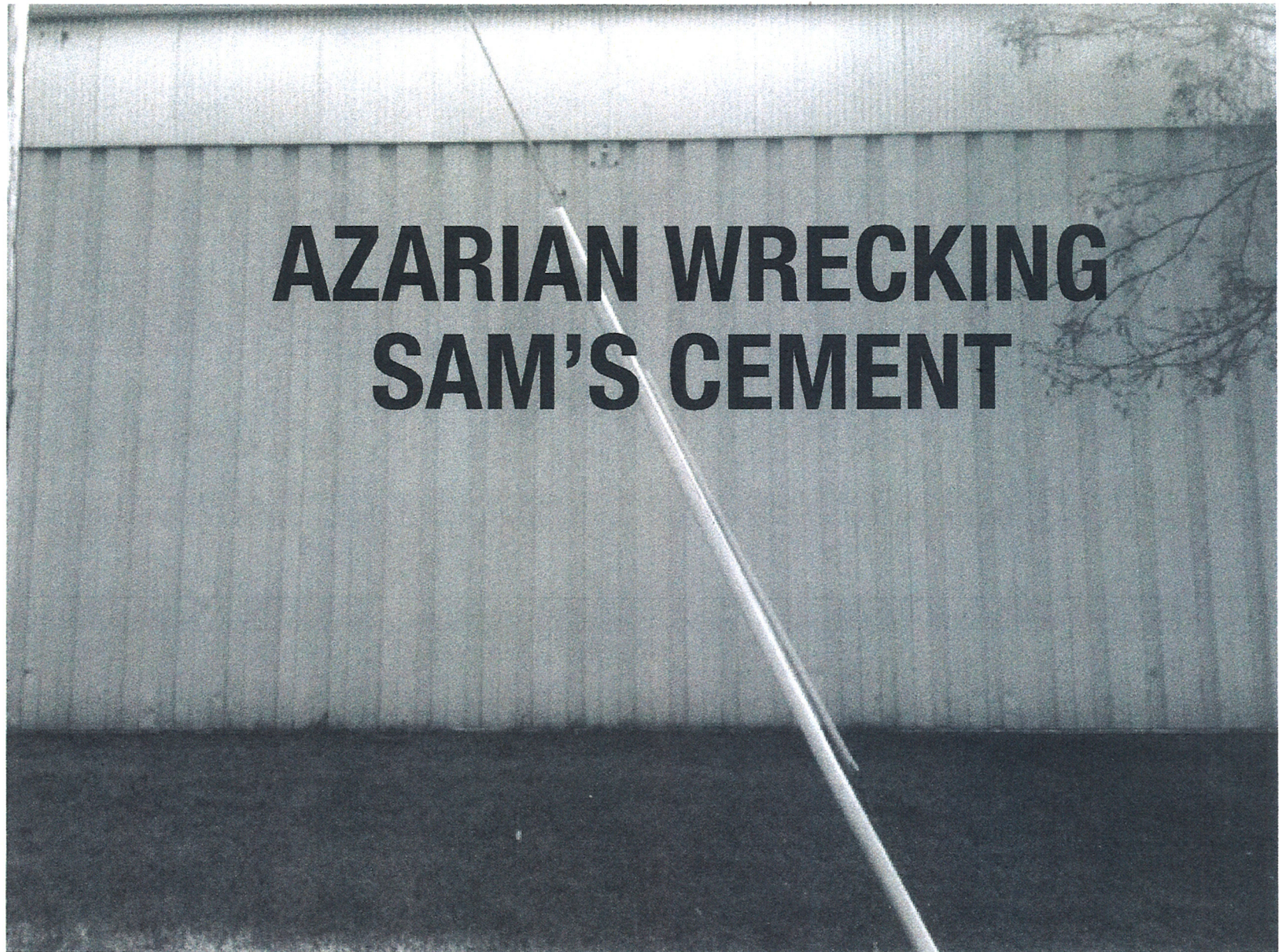
- ★ - Proposed Concrete Wall
- ★★ - Signage Location on building

1535 High St.





Building Signage



Lettering to be in red!!





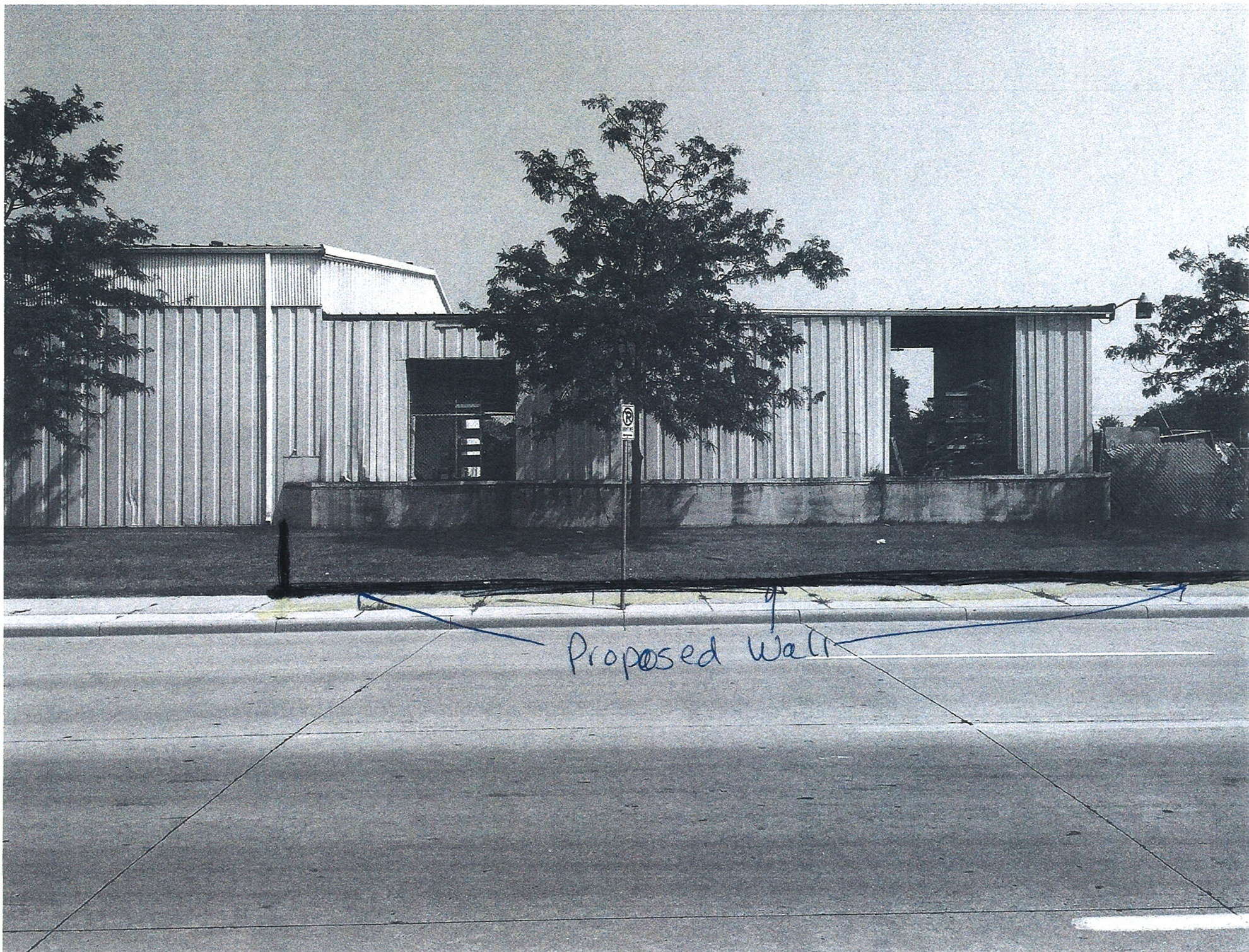
Signage

High St

COMMERCIAL REAL ESTATE  
123-456-7890  
123-456-7890

REMOVED

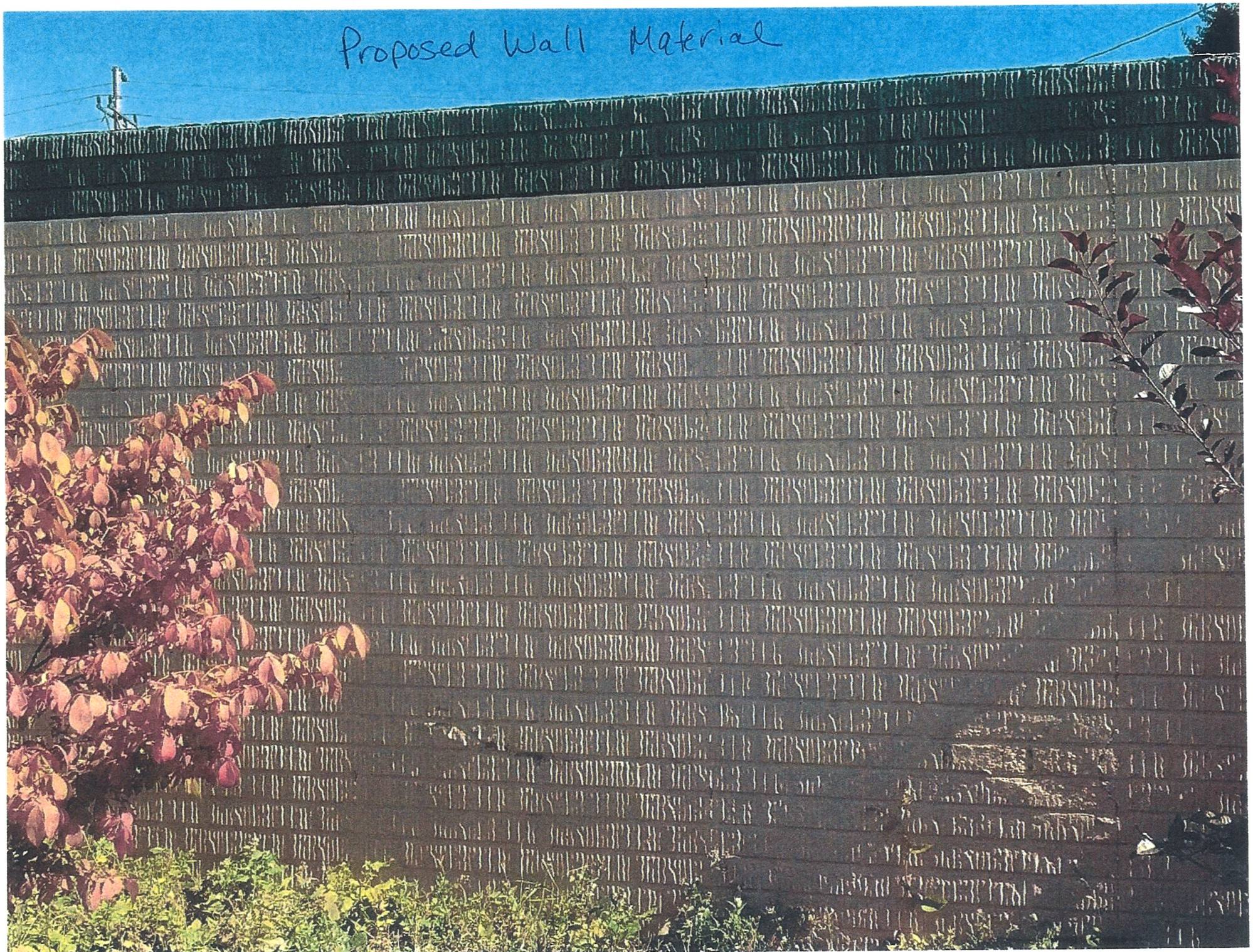




Proposed Walk



Proposed Wall Material







Due South View



Due East View



Due West View



North West

Azarian

1535 High St.





South East Corner



Facing East from Bldg



North View

Azarian  
1535  
High St.





Office Trailer - East side



East Side of Bldg



Due West View



South Side of Bldg

Azarian  
1535  
High St.





West Side of Bldg



West Side of Bldg



North Side of Bldg

Azarian  
1535  
High St.