



**TWO
RIVERS**
WISCONSIN

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087

**ARCHITECTURAL CONTROL COMMITTEE
Proceedings
Monday, April 10, 2023
Committee Room 4:30 pm**

1. **CALL TO ORDER** Meeting was called to order at 4:30 pm.

2. **Roll Call**

These members were present Matt Heckenlaible Director of Public Works, Kay Koach Plan Commission Member, Elizabeth Runge Director of Community Development, and Adam Taylor, Zoning Administrator.

Absent: BIDC-CDA Representative

3. **ACTION ITEMS**

a. Review plans for the construction of a single-family dwelling on Lot 2, Block 4, Sandy Bay Highland, Subdivision No. 2, Submitted by TLC Homes, LLC.

A motion was made by Matt Heckenlaible and seconded by Kay Koach to approve the plans for Lot 2, Block 4 with the conditions listed below.
The motion carried on a voice vote.

Zoning

The side yard setback for the house is not in compliance. The measurement is taken across the front yard frontage of the lot. The total side yard setback is 25 feet and that is not currently met with dimensions of the house. A solution has been offered which is an adjustment of the lot line that divides Lot 2 and Lot 1. The adjustment is to be completed via a land division and Certified Survey Map to provide the additional side yard necessary for the house on Lot 2 to comply. This is possible because both Lots 1 and 2 are owned by the same LLC.

Final inspection(s) by the Building Inspector will not be completed until:

- The CSM is completed, reviewed, and approved;
- The side yard setback is confirmed to meet the necessary 25 total feet for the dwelling.



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Grading Plan:

The review from Public Works includes the following:

- Were elevations shot at the site or were the County contours used?
There are contours shown on the plan that are not matching.
- Elevation data are needed at the road, the Gleason Property (Lot 3 to the north), and at the dwelling under construction.
- After collection of the elevations and revised grading plan is necessary.
The current drainage is showing storm water pushed to the north. The drainage should be pushed to behind the dwelling under construction.

Stone Calculation

The amount of stone shown on the plans is less than the required 25%. The calculations are completed for the entire frontage of the dwelling. Windows and doors are not subtracted from the area in order to determine the 25% stone coverage.

Sump Pump

The sump pump is not shown and must connect to the public storm sewer.

3 b. Review plans for the construction of a single-family dwelling on Lot 12 and Lot 13, now combined, Block 2, Sandy Bay Highland, Subdivision No. 2, Submitted by Steckling Builders.

A motion was made by Kay Koach and seconded by Matt Heckenlaible to approve the plans for Lot 12 and Lot 13, Block 4 with the conditions listed below. The motion carried on a voice vote.

Sump Pump

The sump pump must connect to the public storm sewer.

4. Adjournment

Matt Heckenlaible made a motion to adjourn at 5:00pm seconded by Kay Coach. Motion carried on a voice vote.

