



**TWO  
RIVERS**  
WISCONSIN

## **PLAN COMMISSION**

**Monday, January 09, 2023 at 5:30 PM**

**Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241**

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### **MINUTES**

#### **1. CALL TO ORDER**

Chairman Buckley called the meeting to order at 5:32 PM.

#### **2. ROLL CALL**

Present: Greg Buckley, Kay Koach, Matthew Heckenlaible, Rick Inman, Adam Wachowski and Eric Pangburn attended remotely.

Absent: Kristin Lee

Also Present: Community Development Director Elizabeth Runge and Zoning Administrator, Adam Taylor, and John Schwarz, Jr.

#### **3. ACTION ITEMS**

- A.** Annual Review of Conditional Use Permit 2019-02 to continue operation of Scare USA at 1206 25<sup>th</sup> Street.

There were no reports of non-compliance with the conditions of the CUP. Discussion of the commission included that if the holder of the CUP would like to modify annual review provision he could re-apply and request the provision be removed.

A motion approving the CUP was made based on the annual review.

Motion made by Kay Koach, seconded by Adam Wachowski

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Inman, Wachowski and Pangburn

Motion Carried

- B.** Request for Conditional Use Permit for mini-storage units combined with "Growth Garage" an incubator space at 1010 34<sup>th</sup> Street zoned B-2 Business District.

The project presented is for an incubator marketed for the trades and storage units is proposed at the corner of 34<sup>th</sup> Street and Lincoln Avenue. The storage units require a Conditional Use Permit in this zoning district. The commission reviewed the conditions and added modifications.

A motion was made to modify the hours of operation for the Growth Garage to 5 AM to 10 PM seven days a week and the hours of the storage units were modified to 5 AM to 10PM seven days a week. The incubator is intended to target the construction trades however businesses permitted within the B-2 zoning districts may also be possible tenants.

Motion made by Wachowski, seconded by Inman

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Inman, Wachowski and Pangburn

Motion Carried

**C. Review of extraterritorial Certified Survey Map (CSM) submitted by Meridan Surveying, LLC.**

An extraterritorial survey was submitted for 6228 Hillcrest Road located in the Town of Two Rivers. The survey creates a lot for an existing house and barn and dividing a forty-acre parcel.

Motion made by Kay Koach, seconded by Heckenlaible

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Inman, Wachowski

No vote cast due phone reception issues: Pangburn

Motion Carried

**D. Review of Site and Architectural Plans for a Propagation Center at the Van Der Brohe Arboretum at 3800 Lincoln Avenue, submitted by Distinctive Design Architects.**

Staff presented the site plan for a 2,016 square foot propagation center. The owner was given prior approval by the zoning department for this building to serve as the principal structure at the Arboretum.

A motion was made to approve the site plan with the conditions in the staff report and additional condition that fire protection services cannot be guaranteed due to the location of the propagation center as shown in its current location on the plans.

Motion made by Wachowski, seconded by Heckenlaible

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Inman, Wachowski

Motion Carried

**4. ADJOURNMENT**

Motion to adjourn at 6:50PM.

Motion made by Inman, seconded by Heckenlaible

Respectfully submitted,

Elizabeth Runge