



**TWO  
RIVERS**  
WISCONSIN

# ARCHITECTURAL CONTROL COMMITTEE

Wednesday, May 25, 2022 at 10:00 AM

Committee Room - City Hall, 3rd Floor 1717  
E. Park Street, Two Rivers, WI 54241

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## AGENDA

### 1. CALL TO ORDER

### 2. ROLL CALL

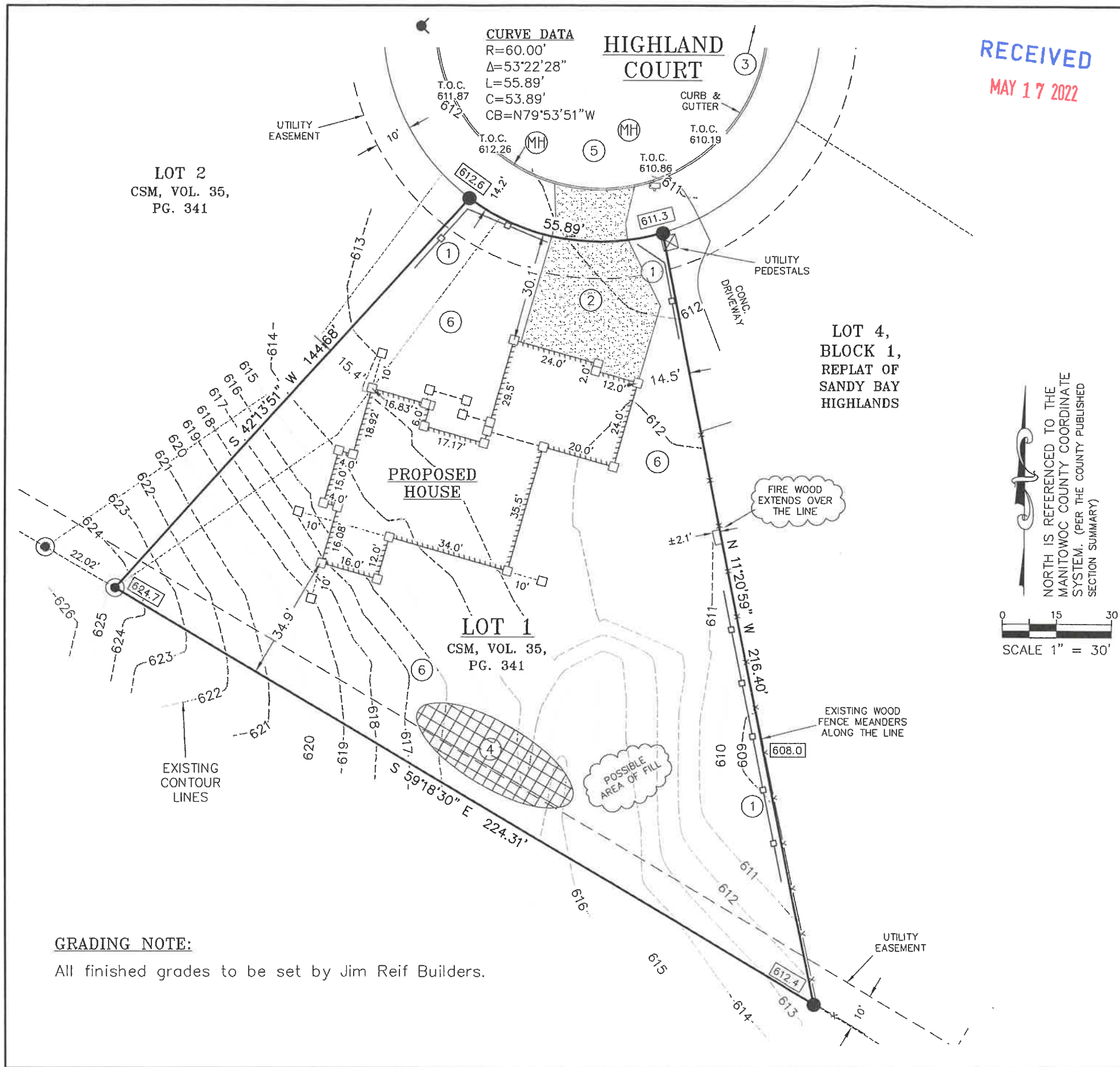
### 3. ACTION ITEMS

- A. Review plans for the construction of a single-family dwelling on Lot 1 of Certified Survey Map recorded in Volume 35, Page 341, being Lot 5 and part of the vacated pedestrian way in Block 1 of the Replat of Sandy Bay Highlands Subdivision No. 1, submitted by Kathy and Robert Olson (owners) and Jim Reif, Jim Reif Builders (contractor)

### 4. ADJOURNMENT

*Please note, upon reasonable notice, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.*

*It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.*



RECEIVED  
MAY 17 2022

**DESCRIPTION:** Lot 1 of a Certified Survey Map recorded in Vol. 35, Pg. 341, being Lot 5 and part of the vacated pedestrian way, Block 1, Replat of Sandy Bay Highlands Subd. No.: 1, City of Two Rivers, Manitowoc County, Wisconsin.

**BENCHMARK:**

613.66 – Hydrant, top of spout, at the end of Highland Court.  
610.82 – Manhole rim in cul-de-sac near east line of Lot 1.

LOT AREA = 21,094 SQ. FT.

TAX NO. = 161-011-050.01

**LEGEND**

- – SET 3/4" x 18" IRON REBAR WEIGHING 1.13 LBS/FT
- – EXISTING 1" IRON PIPE
- ⊙ – EXISTING 1-1/4" IRON ROD
- ▲ – EXISTING IRON SPIKE
- – SET WOOD STAKE
- 000.0 – EXISTING GRADES
- 600.0 – PROPOSED GRADES
- STOCKPILED TOPSOIL
- STONE ACCESS DRIVE
- SURFACE WATER DRAINAGE DIRECTION
- EXISTING DRAINAGE
- SILT FENCE
- CONSTRUCTION LIMITS
- TREE PRESERVATION
- PROPOSED STRUCTURE

**EROSION CONTROL NOTES**

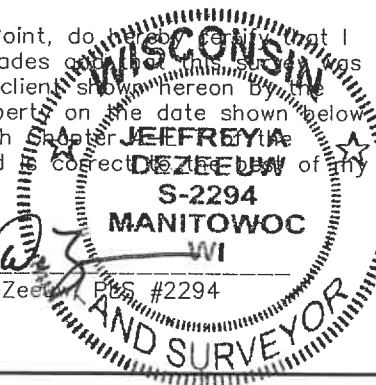
- 1) INSTALL SILT FENCE OR STRAW BALES AS REQUIRED TO PREVENT EROSION OF SEDIMENT FROM THE CONSTRUCTION SITE.
  - 2) INSTALL A SINGLE ACCESS DRIVE USING 3 TO 6 INCH AGGREGATE 12 INCHES DEEP AND A MINIMUM OF 7 FEET WIDE FROM THE FOUNDATION TO THE STREET TO PREVENT TRACKING SEDIMENT ONTO THE STREET BY ALL VEHICLES AND MAINTAIN THROUGHOUT THE CONSTRUCTION PROJECT.
  - 3) INSTALL INLET PROTECTION ON ALL INLETS DOWN-SLOPE FROM THE CONSTRUCTION SITE.
  - 4) STOCKPILED TOPSOIL SHALL BE SEEDED, COVERED AND/OR ENCLOSED IN SILT FENCE.
  - 5) ALL OFF-SITE SEDIMENT DEPOSITION THAT OCCURRING AS A RESULT OF THE CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP AT THE END OF EACH WORK DAY AND ALL OFF-SITE SEDIMENT DEPOSITION OCCURRING AS A RESULT OF A STORM SHALL BE CLEANED UP THE FOLLOWING WORK DAY.
  - 6) SITE TO BE TOPSOILED, SEEDED AND MULCHED OR HAVE SOD PLACED AT THE COMPLETION OF CONSTRUCTION PROJECT.
- ALL EROSION CONTROL MEASURES MUST BE IN COMPLIANCE WITH THE DNR TECHNICAL STANDARDS. FOR MORE INFORMATION GO TO...  
[http://dnr.wi.gov/topic/stormwater/construction/erosion\\_control.html](http://dnr.wi.gov/topic/stormwater/construction/erosion_control.html).

**SURVEYORS CERTIFICATE:**

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that I have established setbacks and grades as shown on this plan made under the direction of the client, shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter S-2294 of the Wisconsin Administrative Code and the Collecting Act of 1991 to the best of my knowledge and belief.

5/17/2022  
DATE

Jeffrey A. DeZeeuw  
#2294



PLAT OF SURVEY  
RESIDENTIAL SITE PLAN  
ADDRESS: 423 HIGHLAND COURT  
CLIENT: JIM REIF BUILDERS

FIELD WORK COMPLETION DATE: 5/12/2022  
DRAWN BY: JAD  
JOB NO.: S515022  
CAD FILE: DWG\CITY\TR\JIM REIF BUILDERS\S515022  
SCALE: 1" = 30'  
PAGE NO. 1 OF 1



RECEIVED  
MAY 17 2022

CURRENT DATE:  
5TH MAY 2022

ORIGINAL DATE:  
25TH JAN. 2022

REVISIONS:  
2/2/2022, 2/17/2022,  
5/5/2022

SCALE:  
3/32" = 1'-0"

SQUARE FOOTAGE:  
Upper Level:  
0 Square Feet  
Main Level:  
2,007 Square Feet  
Lower Level:  
1,101 Square Feet  
Total:  
3,108 Square Feet

150 Semi Drive  
Manitowoc, WI 54220  
Phone: 920.684.6899  
Fax: 920.684.7982  
www.jimreifbuilders.com

Custom Designed By:  
**JIM REIF BUILDERS INC.**  
Exceeding Your Expectations

DESIGNED EXCLUSIVELY FOR:  
**KATHY & BOB OLSON**

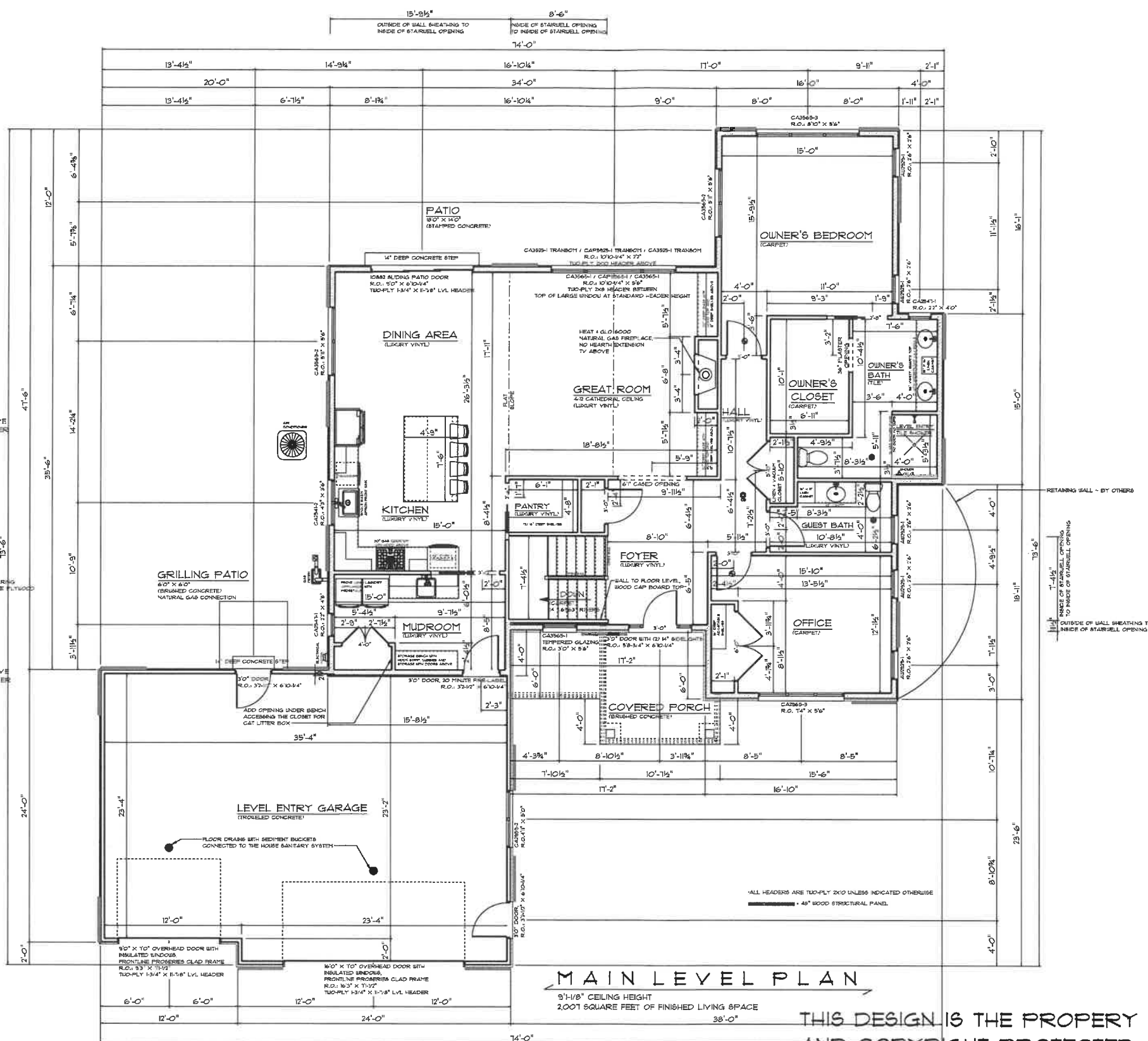
APPROVED BY:  
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FINALS: 5/5/2022

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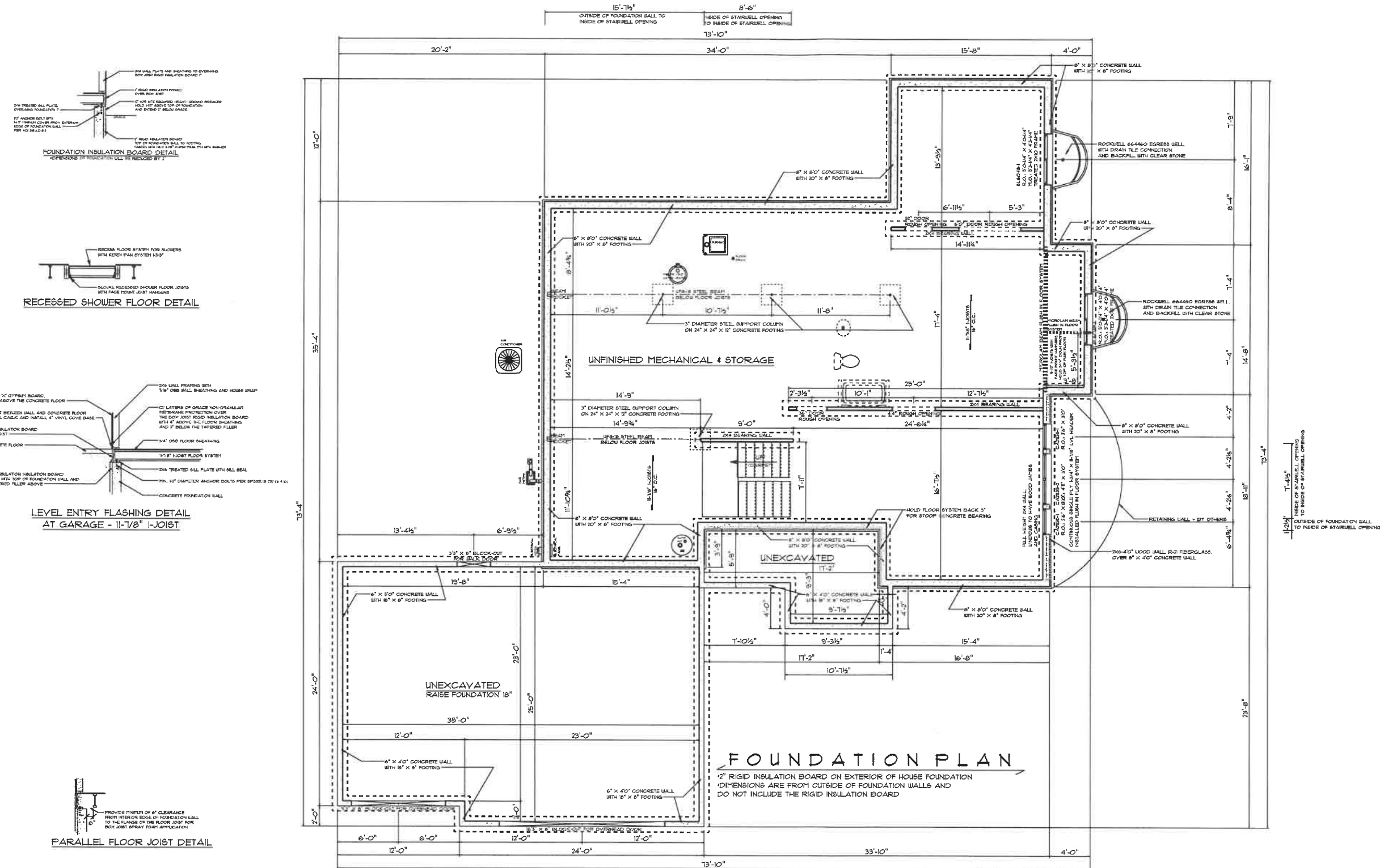
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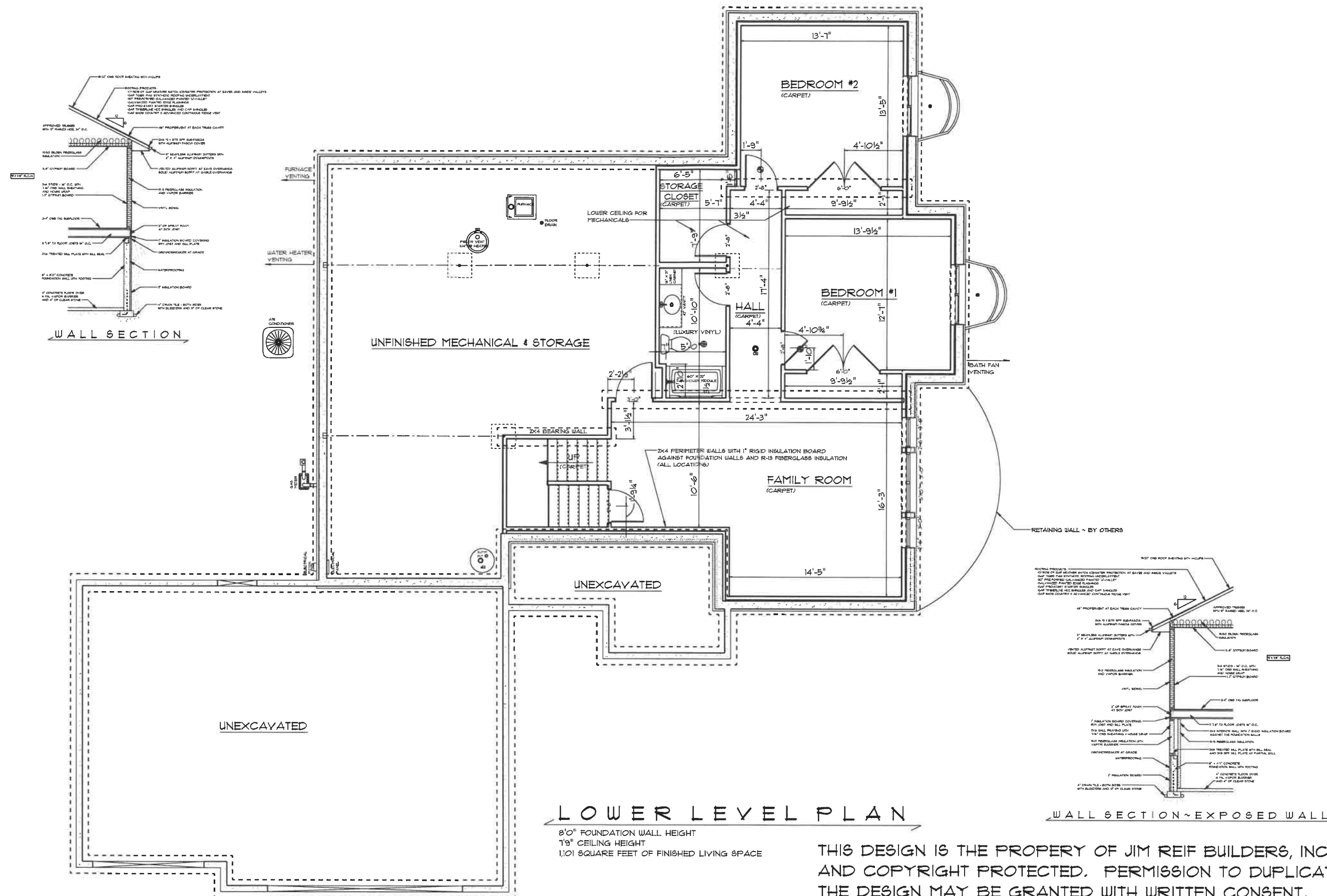
**JIM REIF  
BUILDERS<sup>INC.</sup>**

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KATHY & BOB OLSON

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