



**CITY OF TWO RIVERS
BOARD OF APPEALS AGENDA
November 2, 2026 – 11:00 AM
Committee Room, 3rd Floor - City Hall**

1. Call to Order

2. Roll Call

Board of Appeals Members: Randall Ammerman, Jayne Rulseh, Preston Jones, and Roger Russove, Sari Saubert (two vacant positions)

3. Statement of Public Notice

4. Public Hearing

A. Appeal of Sauve's Auto Service (Applicant) and Lakeshore Commercial LLC (Owner) for installation of three additional signs on the northern façade of the building. The property is zoned Business District (B-1). Zoning Code Section 10-4-18 B (3) (a) entitled "Signs permitted by zoning district" includes provisions for signs. In the Business District, a maximum of two signs are permitted per building façade. The proposal calls for a total of 4 signs on the same building façade, which is violation of the code.

1. Explanation of appeal request by the applicant
2. Explanation of findings by City staff
3. Comments from the public

B. Modification to the appeal of Metro North Communications, Inc. (Owner – Applicant) for the placement of a shipping container at 1910 – 20th Street. The property is zoned Industrial District (I-2). The owner is requesting an amendment to the conditions of the variance. Instead of visual screening on the property, the owner is requesting that vinyl siding be installed on the shipping container.

1. Explanation of appeal request by the applicant
2. Explanation of findings by City staff
3. Comments from the public

5. Action to be Taken

6. 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 attend the above 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.

TO: City of Two Rivers Board of Appeals

FROM: Adam Taylor, Zoning Administrator

DATE: 09/24/2026

SUBJECT: Appeal of Sauve's Auto Service (Applicant) and Lakeshore Commercial LLC (Owner) for installation of three additional signs on the northern façade of the building. The property is zoned Business District (B-1).

BACKGROUND

- Current Zoning: B-1 Business District.
- Current Use: Business
- Future Use: Business
- Parcel: The property is located at 1421 Washington Street. The subject parcel is 0.55 acres and is located in the downtown. Zoning Code Section 10-4-18 B (3) (a) entitled "Signs permitted by zoning district" includes provisions for signs. In the Business District, a maximum of two signs are permitted per building façade. The proposal calls for a total of 4 signs on the same building façade, which is violation of the code.

STATUTORY STANDARDS

A variance must meet the following three (3) statutory standards to be granted:

1. That an unnecessary hardship exists.
2. That there is a unique property limitation.
3. That the public interest is protected if a variance is granted.

STAFF FINDINGS ON MEETING STATUTORY STANDARDS

The following is a summary of staff findings on how the variance request does or does not meet the above statutory standards:

1. Existence of an Unnecessary Hardship An unnecessary hardship is a situation where, in the absence of a variance, an owner can make no feasible use of a property or strict conformity with the applicable zoning regulations is unnecessarily burdensome.

The north façade of the structure currently has one existing sign advertising "Sauve's Auto Service". The proposal is for three additional signs to be added, which advertise the tire brands sold at the property. Unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance. Based on the application, the applicant fails to meet this standard as no unnecessary hardship exists. The Board will need to weigh whether these stated limitations demonstrate that the parcel lacks

a reasonable use without this variance.

2. Unique Property Limitation - Unique physical characteristics that limit the reasonable use of a property are a basis to grant a variance.

Based on the physical characteristics of the land, it seems unlikely that the characteristics of the land may limit the reasonable use of the property. The Board may wish to further investigate whether the characteristics of the land would limit the reasonable use of the property.

3. Protection of the Public Interest - Use and dimensional requirements in Zoning Districts are established to create certain aesthetic/appearance characteristics specific to each Zoning District.

The Board must determine whether the applicant's proposed use and mitigations demonstrate consistency with the public interest.

OPTIONS

The Zoning Board of Appeals may consider the following actions on this application:

1. Deny the variance because the Board finds that one or more of the following conditions exist:
 - a. There is no "Unnecessary Hardship".
 - b. There is no "Unique Property Limitation".
 - c. The "Public Interest" is not protected.
2. Approve the variance as requested.
3. Approve the variance with conditions to be determined by the Board.

BOARD'S FINDINGS

Please note that the Board of Appeals must express reasons for their findings and decision. The Board shall state how each of the above reference conditions are met for proper documentation.

APPLICANT'S ROLE

The Applicants have the burden of providing proof that a hardship, unique property limitation, and protection of the public interest exists.



RECEIVED

SEP 14 2026

LAND DEVELOPMENT APPLICATIONAPPLICANT SAUVE'S AUTO SERVICE TELEPHONE 920 793 3344MAILING ADDRESS 1421 WASHINGTON ST TWO RIVERS WI 54241
(Street) (City) (State) (Zip)PROPERTY OWNER LAKE SHORE COMMERCIAL LLC TELEPHONE 920 793 3344MAILING ADDRESS 1421 WASHINGTON ST TWO RIVERS WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

☐ Comprehensive Plan Amendment	☐ Conditional Use
☐ Site/Architectural Plan Approval	☐ Annexation Request
☐ Subdivision Plat or CSM Review	☒ Variance/Board of Appeals
☐ Zoning District Change	☐ Other

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Buyer ☐ OtherPROJECT LOCATION 1421 WASHINGTON ST TYPE OF STRUCTURE COMMERCIALPRESENT ZONING B-1 BUSINESS REQUESTED ZONING N/APROPOSED LAND USE SIGNAGE ADDITIONPARCEL # 000-077-040-0 ACREAGE 0.55LEGAL DESCRIPTION LOT 1 CSM V37 P211 0.55 ACRES**NOTE: Attach a one-page written description of your proposal or request.**

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed [Signature] Date 09/09/2026
(Property Owner)**Fee Required**

\$ 350	Comprehensive Plan Amendment
\$ t/b/d	Site/Architectural Plan Approval (Listed in Sec 1-2-1)
\$ t/b/d	CSM Review (\$10 lot/\$30 min)
	Subdivision Plat (fee to be determined)
\$ 350	Zoning District Change
\$ 350	Conditional Use
\$ t/b/d	Annexation Request (State Processing Fees Apply)
\$ 350	Variance/Board of Appeals
\$ t/b/d	Other

Schedule

Application Submittal Date	_____
Date Fee(s) Paid	_____
Plan(s) Submittal Date	_____
Plan Comm Appearance	_____

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

WRITTEN DESCRIPTION OF PROPOSED SIGNAGE AND VARIANCE REQUEST

Applicant: Sauve's Auto Service

Property: 1421 Washington St, Two Rivers, WI

Request: Variance for Wall Signage – Title 10, Chapter 10-4

Sauve's Auto Service respectfully requests approval to install three coordinated, internally illuminated tire-brand panels on the building façade containing the existing Sauve's Auto Service wall sign. The proposed panels identify **Michelin, BFGoodrich, and Uniroyal**, three tire brands that are sold and professionally installed at Sauve's Auto Service.

The proposed signs are **on-premises product identification signage**. They advertise products that customers can purchase and have installed at this location. They do not advertise another business, direct customers to another location, or promote goods or services unavailable on the premises.

The three proposed tire panels are also intended and designed to function as **one coordinated sign group**, rather than three unrelated advertising signs. Michelin, BFGoodrich, and Uniroyal are all brands within the Michelin family of companies. The panels are uniform in size and construction, installed immediately adjacent to one another at the same elevation, and arranged as a single continuous visual feature on the building. Their purpose is collectively to identify the tire product lines offered by Sauve's Auto Service.

With the existing Sauve's Auto Service sign, the façade would therefore visually consist of two primary signage elements: **(1) the existing Sauve's Auto Service business-identification sign and (2) the proposed coordinated Michelin/BFGoodrich/Uniroyal tire-brand sign group.**

The requested variance would not result in excessive sign area or the type of scattered or unrelated advertising that a limitation on the number of wall signs is intended to prevent. To the contrary, grouping the three related brands together in a uniform arrangement provides a cleaner and more organized appearance than placing separate product signage at different locations on the building or property.

The proposed signage is professionally manufactured, uniform in appearance, and appropriately scaled to the commercial building. The signs will be permanently mounted to the building and will not contain flashing, scrolling, changing, or animated messages. The existing Sauve's Auto Service sign will remain unchanged.

Sauve's Auto Service therefore respectfully requests that the City approve the variance allowing the three proposed tire-brand panels to be installed as shown on the submitted drawing. The proposal maintains the intent of the City's sign regulations while allowing the business to reasonably identify the major tire brands that are **sold and installed on the premises.**

Respectfully submitted,



Thomas Christensen
Sauve's Auto Service
1421 Washington St
(920) 793-3344

City of Two Rivers
1717 E Park Street
Two Rivers, Wisconsin

Sign Permit Application

Phone (920) 793-5566
Fax (920) 793-5512
email: zoning@two-rivers.org

In compliance with Chapter 10-4 of the Municipal Code, we hereby apply for a permit to install an awning or advertising device in the City of Two Rivers, Wisconsin; such awning or advertising device being described as follows:

Address of Sign Location: 1421 Washington St. Two Rivers, WI 54241		
Applicant: Theresa LeMere		Sign Contractor: Creative Sign Company
Mailing Address: 505 Lawrence Dr. De Pere, WI 54115		Contact: Theresa LeMere
Phone: 920-336-8900		Phone: 920-336-8900
TYPE OF DEVICE	FEATURES	SITE DATA (for office use only)
Awning/Canopy ☐ Ground Sign ☐ Movable Sign ☐ Projecting Sign ☐ Roof Sign ☐ Wall Sign ☒ Other Device ☐	Interior Light ☒ Exterior Light ☐ ECM ☐ Reader Board ☐	Zoning District _____ Min setback _____ Min clearance _____ Property frontage _____ Lineal feet of bldg _____ Max height _____ Annual Renew _____

Other Device (3) Internally LED lit wall cabinets

Location on Property North wall of Suaves Auto Center

Legend "Michelin", "BF Goodrich" and "Uniroyal"

Dimensions (3) signs at 2' x 6' 1/2"

Construction Aluminum cabinets, with polycarbonate pan formed faces that have printed graphics. Internally lit with LED

Comments _____

Attach the following:

- Site Plan indicating sign location and setbacks of the proposed sign or device. (drawn to scale)
- Detailed drawing of the proposed sign or device. (drawn to scale)
- ☐ Certificate of Liability Insurance – Sign Contractor (Unless current copy is on file)

Signed Theresa LeMere

Date 12/10/2025

Project Cost (Sign Construction and Installation) \$4,674

Sign Permit Fee is \$50.00 per sign.

01/01/21

MICHELIN

One (1) STD. MICHELIN 2'-0"x 6'-0 1/2" PAN FORMED SFWM LED ILLUMINATED SIGN
One (1) STD. BFG 2'-0"x 6'-0 1/2" PAN FORMED SFWM LED ILLUMINATED SIGN
One (1) STD. UNIROYAL 2'-0"x 6'-0 1/2" PAN FORMED SFWM LED ILLUMINATED SIGN

OPTION A

OMAHA, NE

NOTE: 2018 LOGO RECEIVED 8-17-17



SIDEVIEW
MM2

- 1/4" Deep Embossing - Bib Man & MICHELIN
- 1/8" Deep Embossing - Pantone Process Yellow Stripe
- Pantone Process Yellow, Reflex Blue, Black & White
- 2nd surface printing
- Face Material Non-Yellowing Solar Grade
- Black Retainer and Cabinet



SIDEVIEW
MM2

- Pantone 485 Red, Pantone 288 Blue & White (Second Surface Printing)
- Pan Formed UV Polycarbonate (Non-Yellowing) Clear Material
- Dualite Black Retainer and Cabinet



SIDEVIEW
MM2

- Pantone 032 Red, Black & White (2nd surface printing)
- Pan Formed UV Polycarbonate (Non-Yellowing) Clear Material
- Dualite Black Retainer and Cabinet



NOTE: PLACEMENT AND SIZE OF SIGN ARE FOR SKETCH PURPOSE ONLY.

MICHELIN	PANTONE	PLASTIPRINT	3M VINYL
PROCESS YELLOW	2937 YELLOW	2937 YELLOW	3630 015 YELLOW
REFLEX BLUE	2679 BLUE	2679 BLUE	3630 137 BLUE
BLACK		BLACK RETAINER AND CABINET	

FILE 25-11-4-D-MICH-A1

GP

Customer Approval
or Comments:

Scale: 3/8" = 1' - 0"

Date: 11-3-2025

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BOARD OF APPEALS

September 3, 2026

MINUTES

1. Call to Order

Preston Jones served as the Chairman. The meeting was called to order at 9:00 AM.

2. Roll Call

Present: Randall Ammerman, Preston Jones, Roger Russove and Jayne Rulseh. Also Present: Mark Heller, Applicant, and Adam Taylor, Zoning Administrator.

3. Statement of Public Notice

Mr. Taylor confirmed the statement of public notice.

4. Public Hearing

The applicant presented an overview of the application and the request to place a shipping container on the property.

Mr. Taylor explained the staff's findings.

Chairman Jones opened the public hearing. Mr. Taylor confirmed that three separate letters from neighboring properties were received and announced as public comment.

The Chairman made a second call for public comment.

At the end of the third call, the public hearing was closed.

5. Action to be Taken

The Board discussed the alternatives available to the board and the request of the applicant. The Board discussed the site contamination and found it difficult for the property to be used as anything else in the near future. A radio station could have a positive impact on the community.

A motion was made to grant the variance with the following conditions:

- No additional containers shall be placed on the lot
- The current container shall be painted and screened from public view from the neighboring residential properties.
- If the property is sold before a permanent structure is erected, the shipping container shall be removed and the variance will expire.

Motion made by Mr. Ammerman and seconded by Ms. Rulseh.

Roll call vote.

Voting Yes: Ammerman, Jones, Russove, and Rulseh

Motion carried.

6. Adjournment

Motion by Mr. Russove and seconded by Ms. Rulseh to adjourn at 9:30 AM.

MEMORANDUM

Inspections/Planning Department

TO: City of Two Rivers Board of Appeals

FROM: Adam Taylor, Zoning Administrator

DATE: 10/01/2026

SUBJECT: Appeal of Metro North Communications, Inc. (Owner – Applicant) for the placement of a shipping container at 1910 – 20th Street. The property is zoned Industrial District (I-2). A variance was approved for this property on September 3, 2026 with the following conditions:

- No additional containers shall be placed on the lot
- The current container shall be painted and screened from public view from the neighboring residential properties.
- If the property is sold before a permanent structure is erected, the shipping container shall be removed and the variance will expire.

The owner is requesting an amendment to the conditions of the variance. Instead of visual screening on the property, the owner is requesting that vinyl siding be installed on the shipping container; hence, a new variance is required.

BACKGROUND

- Current Zoning: I-2 Industrial District.
- Current Use: Vacant (no primary structure)
- Future Use: Industrial
- Parcel: The property is located at 1910 – 20th Street. The subject parcel is about 3.5 acres and is adjacent to the river, as well as residential and industrial properties. Zoning Code Section 10-1-15 J (6), entitled "Height and Area Exceptions" (copy enclosed) includes provisions shipping containers. Shipping containers shall not be permitted on vacant lots. Section 10-1-29 A (2) entitles "I-2 Industrial District" also applies. This section states that shipping containers can be an accessory use only.

STATUTORY STANDARDS

A variance must meet the following three (3) statutory standards to be granted:

1. That an unnecessary hardship exists.
2. That there is a unique property limitation.
3. That the public interest is protected if a variance is granted.

STAFF FINDINGS ON MEETING STATUTORY STANDARDS

The following is a summary of staff findings on how the variance request does or does not meet the above statutory standards:

1. Existence of an Unnecessary Hardship An unnecessary hardship is a situation where, in the absence of a variance, an owner can make no feasible use of a property or strict conformity with the applicable zoning regulations is unnecessarily burdensome.

The property is currently vacant. The shipping container is the only structure on the lot, which is currently a violation of the ordinance. Unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance. Based on the application, the applicant has outlined the following logistical and financial hardships:

- The 3.47-acre site is a brownfield undergoing environmental remediation, and active sample wells are still in use on the property.
- The applicant states that placing the structure on the existing concrete slab is necessary to meet Wisconsin Department of Natural Resources (DNR) requirements for the re-use of an active contamination site.
- Any traditional excavation on the site would create a financial hardship because displaced contaminated soil must be stored in barrels.

The Board will need to weigh whether these stated limitations demonstrate that the parcel lacks a reasonable use without this variance.

2. Unique Property Limitation - Unique physical characteristics that limit the reasonable use of a property are a basis to grant a variance.
 - The property owner's application stated the presence of contamination on the site. The owner was aware of the contamination before purchasing the land. This may pose issues in developing the site. Based on the physical characteristics of the land, it seems likely that the characteristics of the land may limit the reasonable use of the property. The Board may wish to further investigate whether the characteristics of the land would limit the reasonable use of the property.
3. Protection of the Public Interest - Use and dimensional requirements in Zoning Districts are established to create certain aesthetic/appearance characteristics specific to each Zoning District.

The placement of a shipping container on a vacant lot may be harmful to public interest for aesthetic reasons. The purpose of the ordinance is to keep shipping containers as an accessory structure to the primary building. However, the applicant has presented several factors regarding visual mitigation and public interest:

- The east side of the structure, which faces four residential backyards, was recently painted black with special Rust-Oleum paint to mitigate visual impact.

- The applicant states the parcel is located at a dead-end, is entirely fenced-in as part of a nearby EPA/DNR clean-up site, and is not visible to the majority of the public.
- The applicant has expressed a willingness to add a "curtain" or screening to the site if deemed necessary.

The Board must determine whether the applicant's proposed use and mitigations demonstrate consistency with the public interest.

OPTIONS

The Zoning Board of Appeals may consider the following actions on this application:

1. Deny the variance because the Board finds that one or more of the following conditions exist:
 - a. There is no "Unnecessary Hardship".
 - b. There is no "Unique Property Limitation".
 - c. The "Public Interest" is not protected.
2. Approve the variance as requested.
3. Approve the variance with conditions to be determined by the Board.

BOARD'S FINDINGS

Please note that the Board of Appeals must express reasons for their findings and decision. The Board shall state how each of the above reference conditions are met for proper documentation.

APPLICANT'S ROLE

The Applicants have the burden of providing proof that a hardship, unique property limitation, and protection of the public interest exists.



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT METRO NORTH COMMUNICATIONS, INC. TELEPHONE (920) 629-1680

MAILING ADDRESS 4212 Lincoln Avenue Two Rivers WI 54241-1873
(Street) (City) (State) (Zip)

PROPERTY OWNER METRO NORTH COMMUNICATIONS, INC. TELEPHONE (920) 629-1680

MAILING ADDRESS 4212 Lincoln Avenue Two Rivers, WI 54241-1873
(Street) (City) (State) (Zip)

REQUEST FOR:

☐ Comprehensive Plan Amendment	☐ Conditional Use
☐ Site/Architectural Plan Approval	☐ Annexation Request
☐ Subdivision Plat or CSM Review	☒ Variance/Board of Appeals
☐ Zoning District Change	☐ Other

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Buyer ☐ Other

PROJECT LOCATION 1910 20th Street TYPE OF STRUCTURE Steel building

PRESENT ZONING Industrial I-2 REQUESTED ZONING Industrial I-2

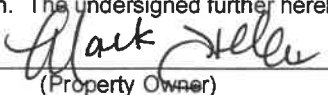
PROPOSED LAND USE Broadcast Transmitter Facility

PARCEL # 1010072476 ACREAGE 3.476 Acres

LEGAL DESCRIPTION Asst Plat 7 Part of Lot 24 (Vol. 236 Page 150)

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed  President Date June 17, 2026
(Property Owner)

Fee Required

\$ 350	Comprehensive Plan Amendment
\$ t/b/d	Site/Architectural Plan Approval (Listed in Sec 1-2-1)
\$ t/b/d	CSM Review (\$10 lot/\$30 min)
	Subdivision Plat (fee to be determined)
\$ 350	Zoning District Change
\$ 350	Conditional Use
\$ t/b/d	Annexation Request (State Processing Fees Apply)
\$ 350	Variance/Board of Appeals
\$ t/b/d	Other

Schedule

Application Submittal Date	_____
Date Fee(s) Paid	_____
Plan(s) Submittal Date	_____
Plan Comm Appearance	_____

\$ \$350.00 TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY _____

Zoning Board of Appeals

Applicant: Metro North Communications, Inc. Owner of four parcels in area, including cellphone tower in Town of Two Rivers. Long-time owner of radio stations, including WGBW Denmark (sold 2022), WLAK New Holstein (2022), also WEMP-FM (2015) Two Rivers and WKZY-FM (2011) Chilton (Stockbridge)

Mark Heller, President. Resident of city for 44 years.

DNR approval sought previously, **and granted**, for placement (on slab)

I-2 Zoning. See City map. Four residences to east, backyards.

No residences to north, west or south.

On cement slab. East side recently painted black by Mark Heller.

3.47 acre site, brownfield, under remediation, purchased from County. City of Two Rivers was offered same, and refused!

Last for-profit owner, Chard, Inc. a partnership closely held, includes The Metal Ware Company among it's holdings. They surrendered the property to Manitowoc County, and built medium-sized metal factory building immediately north of this site.

Purchased August 2024. Purchased metal building in September 2024. Purchased 140 foot PiRod tower from Green County, Wisconsin. Sheriff's tower at New Glarus, WI, who replaced with larger one for cellphone renters. Metro moved tower to Two Rivers and acquired new bolts for reconstruction from original factory at Plymouth, Indiana last October. Bolts in storage at 1817 Washington Street, first floor.

June 2026 painted the east side of metal building (black) to remove name of firm. (Special Rust-Oleum paint) That side faces backyards of 4 homes.

Use Variance bullet points, argued by Metro.

- * Zoning allows for AM & FM broadcast facilities. That is what this building is used for!
- * Frankly, with City dragging its feet with EPA and DNR on 22nd Street (Wis. Public Service Tank Farm site) this is the 'best use possible' today.
- * Two Rivers put out news release on firm that would have storage batteries on north side of Hwy 310, charging at night, dis-charging at day. A scan of their equipment shows the EXACT same buildings!

*** Unnecessary Hardship.**

City would argue, they want / need a structure that is NOT considered a storage container. Wood, brick, masonry, metal as long as it is not a "storage container". Must be attached to existing building(?). Can't find that State law, as given by Zoning Administrator.

Metro argues, the re-use of this "former" container is necessary for operations in an area **NOT** protected from high winds / tornadoes, etc. It's placement on an existing concrete slab, is to meet requirements by the Wis. Dept. of Natural Resources for a re-use of a known, active 'contamination site'. Active sample wells are still in use on property.

A Reno, Nevada company specializes in re-use as transmitter buildings for radio and TV, as well

as soundproof studios and control rooms for radio and TV. (photos enclosed) Mark Heller met with them in April. No reasonable use of the this brownfield property without a 'variance'. Restrictions would be "unnecessarily burdensome". Clean-up continues.

Industrial Zoning **ALLOWS** for the use of Radio and Television Broadcasting Facilities!

*** No Harm to Public Interests.**

This entire 3.47 acre parcel is not visible to 99.9% of the public. It is **not** located on a viable, city street, but at a dead-end. There are no residents located to the south, west or north. The entire parcel is fenced-in, as part of an EPA / DNR clean-up of former oil tank farm, nearby, north of 22nd Street, owned by Wisconsin Public Service Corporation. The factory to the north, has no windows, is shielded by vegetation from seeing this building. Metro is willing to add 'curtain', if needed.

*** Unique property limitations.**

This is a brownfield. Clean up of the Wisconsin Public Service Corporation site on 22nd Street is needed, for this parcel to be released by the environmental governing interests. Metro has worked with DNR and EPA-Chicago in coordinating efforts. City, under last administration, did not at all. City Manager and City Council President did **NOT** appear as required, at Public Input hearing held at Two Rivers Fire Station. Outgoing City Manager sent City Engineer, which did **NOT** meet the EPA requirements. Metro then paid for EPA to have a booth at Rotary Applefest, but they could not attend due to federal government shut-down during the dates. Rotary did **NOT** refund Metro's payment for the booth!

Any excavation, would create a financial hardship, as all ground must be stored in barrels, presently. Only excavation that is budgeted for, is base of tower, if FCC grant is approved in the future.

*** Benefit to Community.**

Possible (Likely) AM, FM radio station location, including possibility of Travelers Information Radio service. (City and county direct benefit)

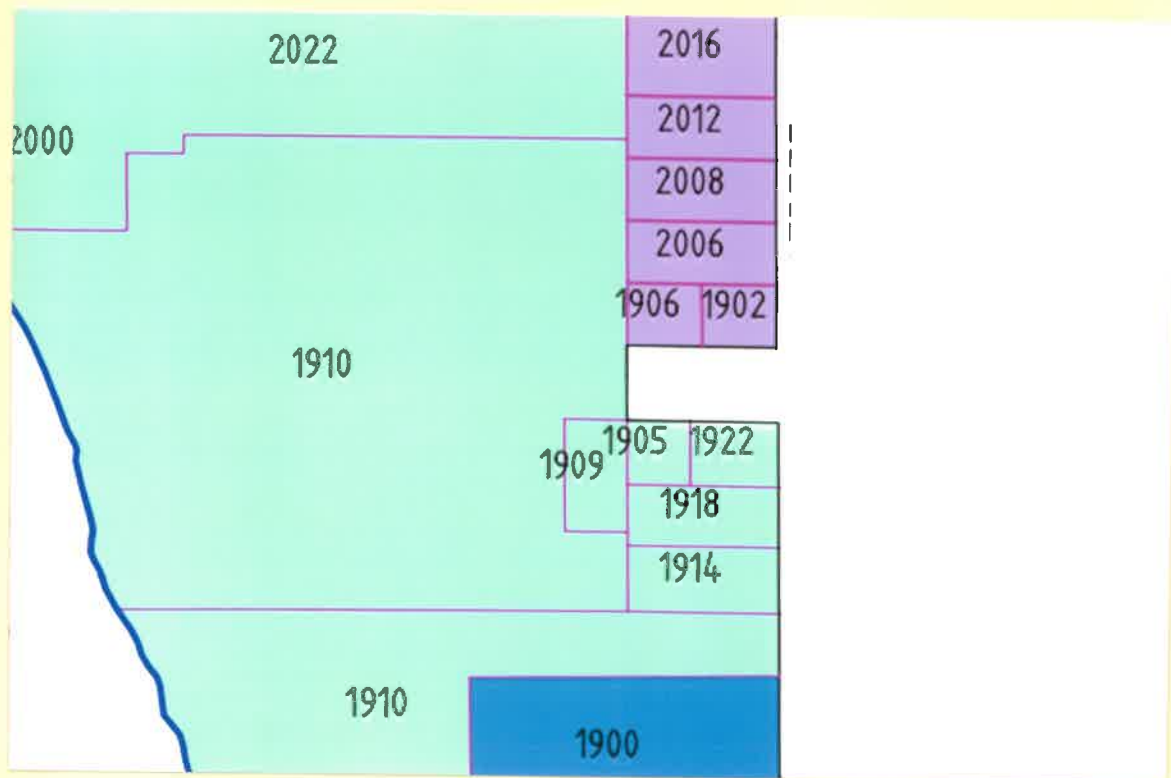
NOT for cellular use! (No competition to former City cell tower)

Currently, all AM & FM Radio stations in Manitowoc County are owned by one family operation, considered a "Monopoly". This would be an independent voice, and located within the City Limits of Two Rivers.

Employing local people. No government grants needed / sought.

Prior multiple owners, had inability to develop the property. City passed on ownership, by county, due to brownfield status. (Buckley Admin.)

Chapter 59 of Wisconsin statutes: 59.694 "Special exceptions"



Subject Property: 3.47 Acres
1910 20th Street, Two Rivers, WI



Photos taken: April, 2026
Las Vegas (NV) Convention Center





OMAHA-BASED FIRM PROPOSES MAJOR ENERGY STORAGE FACILITY AT TWO RIVERS WOODLAND INDUSTRIAL PARK

Tenaska, a major developer of electrical generation and storage facilities, is proposing to construct a 150 megawatt battery energy storage system (BESS) facility on an approximately 9.4 acre site at the City's Woodland Industrial Park.

In a presentation at the City Council meeting on February 5, company representatives reported that the planned BESS--identified as the Hawk Energy Storage Project--would be capable of storing up to 600 megawatt hours of electrical energy. That's enough to supply the power needs of 100,000 homes for four hours.

Tenaska's planned capital investment in the project is \$250 million. In addition to improving the resiliency of the regional electrical grid, the project would provide significant tax revenues to Two Rivers.



METRO NORTH COMMUNICATIONS, INC.
"SUBJECT BUILDING FOR TRANSMISSION"
WEST SIDE PAINTED (towards neighbors)
PHOTO TAKEN: JUNE 3, 2026

[illegible]

The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.

Sec. 10-1-15. Height and area exceptions.

projections and a line joining points on such street right-of-way lines located a minimum of ten feet from the intersection thereof in order to provide adequate vehicular vision clearance; provided, however, that a fence so designed, constructed and maintained as to be 90 percent open for through vision may be constructed in such vision clearance area.

- (5) *Exemptions.* The zoning administrator may modify the provisions for the requirement of screening when suitable screening exists on abutting property, or when he/she determines that such modifications for screening shall be in harmony with the general purpose and intent of this subsection. The zoning administrator may also modify the provisions for the requirement of vision clearance when he determines that such modifications shall be consistent with traffic safety and shall be in harmony with the general purpose and intent of this subsection.
- (6) *Existing screening fencing.* Any screening of fencing which exists at the time of the passage of this chapter (October 5, 2009), but does not conform with the provisions thereof, shall not be altered or enlarged without making the entire unit conform with the provisions of this subsection.

J. *Shipping containers and similar conveyances used for storage only in certain zoning districts.*

- (1) *Purpose.* This subsection regulates the use of shipping containers and similar conveyances which may be permanently placed outdoors and used for storage purposes only in certain zoning districts in accord with the provisions described herein which are intended to protect the aesthetic qualities of the city.
- (2) *Definitions.* As used in this section, the following terms shall have the meanings indicated:

Shipping container. A steel box used for intermodal shipping of products and materials between locations. Such containers are designed and constructed to standards established by the International Organization for Standards (ISO) and are typically 10 feet, 20 feet, 30 feet or 40 feet long.
- (3) *Containers prohibited with exceptions.* Except as described herein, the following shall not be placed for storage or residential use in any zoning district in the city: shipping containers, semitrailers, truck bodies, mobile offices, storage containers or other similar conveyances either with or without wheels.
- (4) *Exception for contractors' use.* In any zoning district, contractors may temporarily use the above-listed conveyances in conjunction with construction activities duly authorized by a permit issued by the city for a construction project, alteration project or demolition project.
- (5) *Exception or household or commercial moving purposes.* In any zoning district, contractors may temporarily use the above-listed conveyances in conjunction with construction activities duly authorized by a permit issued by the city for a construction project, alteration project or demolition project.
- (6) *Exception for the i-1, i-2 and i-3 industrial districts.* Shipping containers or similar conveyances may be permanently placed outdoors and used for storage in the districts noted above in accord with the following requirements:
 - (a) The use of this container, including its contents, shall be accessory to the principal building or use of the premises.
 - (b) A container shall not be permitted on vacant lots.
 - (c) A container shall be located in the rear yard only and shall be placed on a pad consisting of stone or gravel or concrete or asphalt or a combination of those materials.

Sec. 10-1-15. Height and area exceptions.

- (d) The container location shall comply with setback requirements as if it were an accessory building. Where a residential use is immediately adjacent to the proposed location of a container, the minimum setback may be increased in combination with required screening or fencing as determined by the zoning administrator.
- (e) Additional requirements that may be determined by the zoning administrator include painting to match the color of the principal building, fencing, landscaping, lighting, architectural modifications, maintenance standards and site improvements to manage stormwater drainage.
- (f) The removal of a shipping container or similar conveyance may be ordered by the city due to lack of maintenance or if it becomes a public nuisance. The cost for such removal shall be paid by the property owner. If the property owner is negligent in paying for its removal, the city may charge the removal against the property.
- (g) Prior to replacement of any shipping container or similar conveyance, the zoning administrator shall issue a permit in accord with these requirements including the payment of the applicable permit fee.

(Amended 6-7-2021; Ord. No. 2023-043, § 1, 3-20-2023; Ord. No. 2023-207, § 1, 12-18-2023; Ord. No. 2024-077, § 1, 4-22-2024; Ord. No. 2024-194, § 1, 10-7-2024; Ord. No. 2024-213, § 1, 11-4-2024; Ord. No. 25-229, § 1, 12-1-2025)

Editor's note(s)—Amended at time of adoption of Code.

State law reference(s)—See title 1, general provisions, Ch. 1-1, Art. III.

Sec. 10-1-29. I-2 industrial district.

A. *Use.* In the I-2 industrial district, no building or premises shall be used and no building shall be hereinafter be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses.

(1) *Principal permitted uses.*

- (a) Agricultural and farming, but not including fur farms, poultry farms or farms operated for the disposal of garbage, rubbish or offal.
- (b) Business, professional and clerical offices.
- (c) Communication towers and antennas.
- (d) Contractor offices and shops including sales, service and repair of related products and equipment with no outdoor operations and no outdoor storage, excluding heaving construction and landscape contractors.
- (e) Laboratory.
- (f) Manufacturing, processing, repairing, warehouse or assembly of previously prepared material.
- (g) Municipal facilities.
- (h) Wholesale establishment.

(2) *Accessory uses.*

- (a) Accessory buildings for the storage of vehicles, materials or equipment related to a permitted use.
- (b) Dock facility.
- (c) Essential services.
- (d) Off-street parking and loading facilities.
- (e) Rail tracks and spur lines.
- (f) Retail sales of products manufactured on the premises or products which are sold wholesale from the premises. Retail sales shall be incidental to the principal permitted use and shall be limited to 25 percent of the gross floor area of the principal building and all accessory buildings.

(g) **Shipping containers** used for storage in accord with Sec. 10-1-15J(5).

(h) Signs in accord with chapter 10-4.

(3) *Conditional uses.*

- (a) Animal hospital and kennel.
- (b) Auction facility, business.
- (c) Auction facility, industrial.
- (d) Day-care center.
- (e) Flea market, excluding any special event authorized by the city council.
- (f) Heavy contractor's yards and equipment storage.
- (g) Junkyard.

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- (h) Private utilities.
 - (i) Ready-mix concrete plant and related facilities including material storage, processing and roadway material recycling operations.
 - (j) Recreational facility, indoor or outdoor.
 - (k) Recreational vehicle, sales, service and storage.
 - (l) Recycling of scrap and waste materials with outdoor storage.
 - (m) Sanitary landfill.
 - (n) Self-storage.
 - (o) Truck terminals and related service facilities.
 - (p) Utility trailer and truck rental.
 - (q) Wind energy systems.
- (4) *Prohibited uses.* Any use not specifically permitted is subsection A(1), (2) and (3).
- B. *Open storage.* Open storage permitted if it is out of public view or contained within an opaque fence or wall eight feet high or a visual screen consisting of evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than six feet, which grow uniformly to a height of eight feet or more after one full growing season and which will eventually grow to a height of not less than 16 feet. They shall be located and maintained in good condition within 15 feet of the property line.
- C. *Minimum yard dimensions.*
- (1) *Total area:* 7,500 square feet minimum.
 - (2) *Setback:* 25 feet minimum.
 - (3) *Side yard:* ten feet excluding rail track or public alley, except where adjacent to a residential zone, in which case the side yard shall be not less than 25 feet.
- D. *Height.* Buildings hereafter erected or structurally altered shall exceed neither 75 feet nor six stories in height.
- E. *Off-street parking and loading.* Facilities for off-street parking and loading shall be provided in accord with section 10-1-13.
- F. *Vision clearance.* Vision clearance shall be provided at all street intersections and at all alley and driveway intersections in accordance with section 10-1-15.

(Amended 1-6-2020)

Editor's note(s)—Amended at time of adoption of Code.

State law reference(s)—See title 1, general provisions, Ch. 1-1, Art. III.